



HUNTERS[®]
HERE TO GET *you* THERE

55a Benares Road, London, SE18 1HX

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Offers In Excess Of £260,000

This charming conversion flat is set within a period property and offers a wonderful blend of character, space, and versatility. Retaining several period features such as high ceilings, decorative feature fireplaces, and a distinctive split-level landing, the home combines traditional appeal with modern comfort.

The accommodation is thoughtfully arranged and well presented throughout. The spacious reception room has been cleverly divided to create an additional bedroom, providing flexibility for those who require extra sleeping space or a home office. This area can easily be reconfigured to form a generous lounge/diner, perfect for relaxing or entertaining.

The flat also benefits from access to loft space, offering excellent storage and potential for further enhancement, (subject to the necessary planning permissions and building regulations approval). The property's décor combines neutral tones with tasteful personal touches, creating an inviting and comfortable atmosphere throughout.

Conveniently located close to Plumstead High Street, residents can enjoy a wide range of local shops, cafés, and everyday amenities just a short distance away. Excellent transport connections make this an ideal home for commuters and city professionals. There are frequent bus services to Abbey Wood Station, providing Thameslink, Southeastern, and Elizabeth Line connections, as well as easy access to Woolwich Arsenal for DLR services and onward destinations across London. Plumstead Station is approximately 0.6 miles away, while Abbey Wood Station is around 1.2 miles from the property.

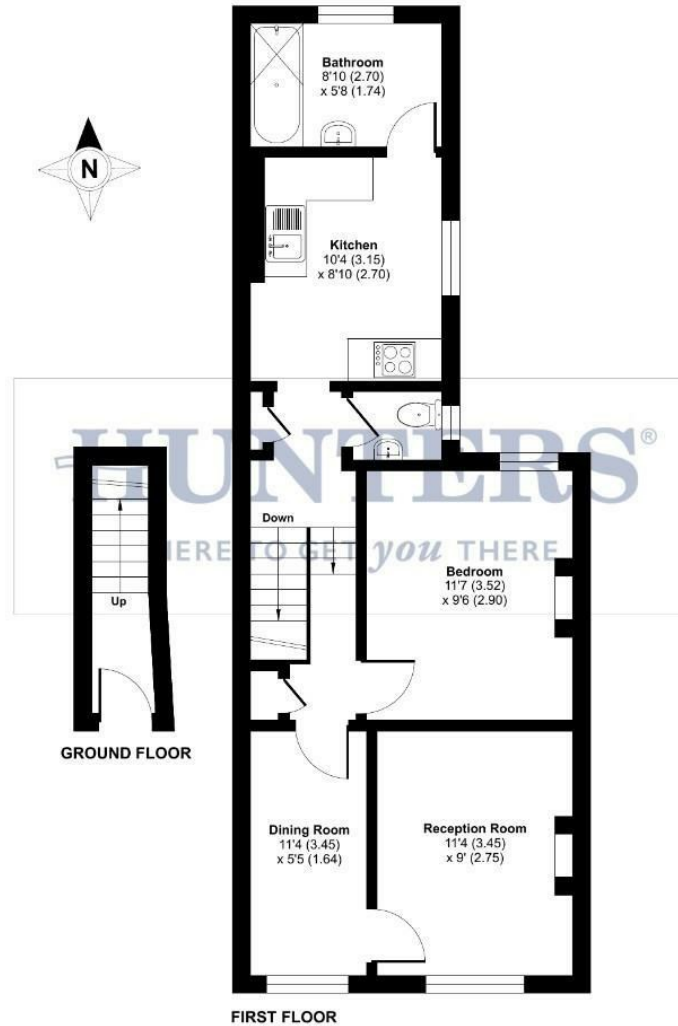
Offered in lovely condition and chain free, this period conversion flat presents an excellent opportunity for first-time buyers, investors, or anyone seeking a well-positioned and characterful home in a well-connected part of South East London.

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Benares Road, London, SE18

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1371916

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

COMMUNAL ENTRANCE

FIRST FLOOR SPLIT LEVEL LANDING

KITCHEN

10'4 x 8'10

LOUNGE

11'4 x 9'0

DINING AREA

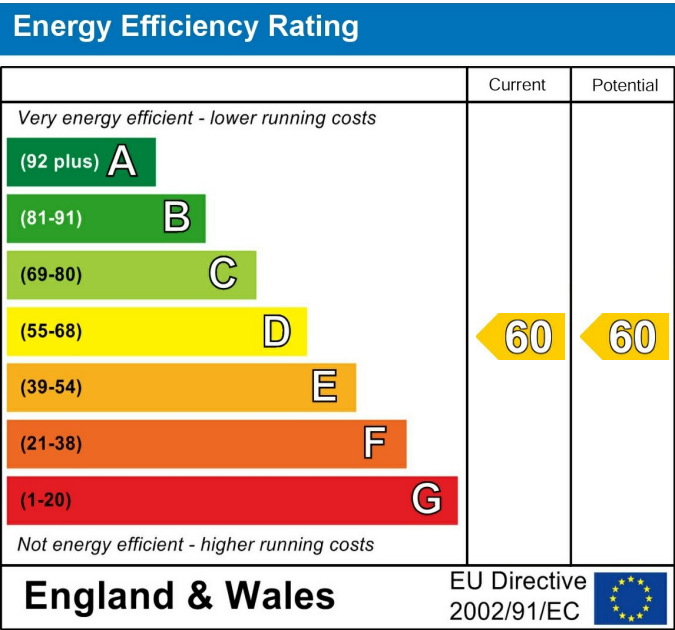
11'4 x 5'5

BEDROOM

11'7 x 9'6

BATHROOM

WC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

