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10 Ampleforth Road, Abbey Wood, London, SE2 9BL

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Offers In Excess Of £180,000

This one-bedroom first-floor flat, offered for sale with no onward chain, is an excellent opportunity for first-time buyers or investors. Ideally situated just 0.6 miles from Abbey Wood Station, the property benefits from exceptional transport links, including Southeastern and Thameslink services, as well as The Elizabeth Line, providing swift connections to central London and beyond. Additionally, nearby bus routes offer easy access to Thamesmead, Woolwich (including Woolwich Arsenal Station with DLR connections), Charlton, Greenwich, Deptford, New Cross, and Peckham.

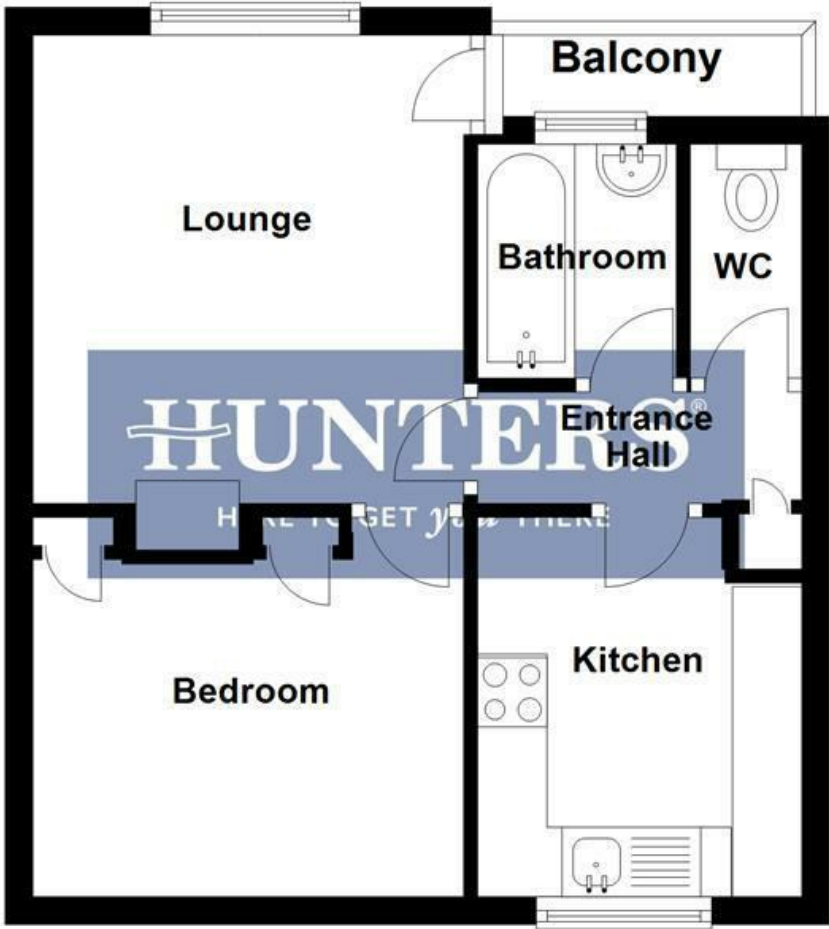
The flat features a secure entry phone system, ensuring peace of mind. The lounge opens onto a private balcony. The comfortable bedroom is complemented by a well-equipped kitchen, while the bathroom, complete with a separate WC, adds to the practicality of the layout.

Positioned in a convenient location close to local amenities such as doctors, dentists, and shops, this property combines comfort and accessibility. With its modern connections it is both a delightful home and a promising investment opportunity.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
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Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(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

ENTRANCE HALL

LOUNGE

10'0 x 10'0

KITCHEN

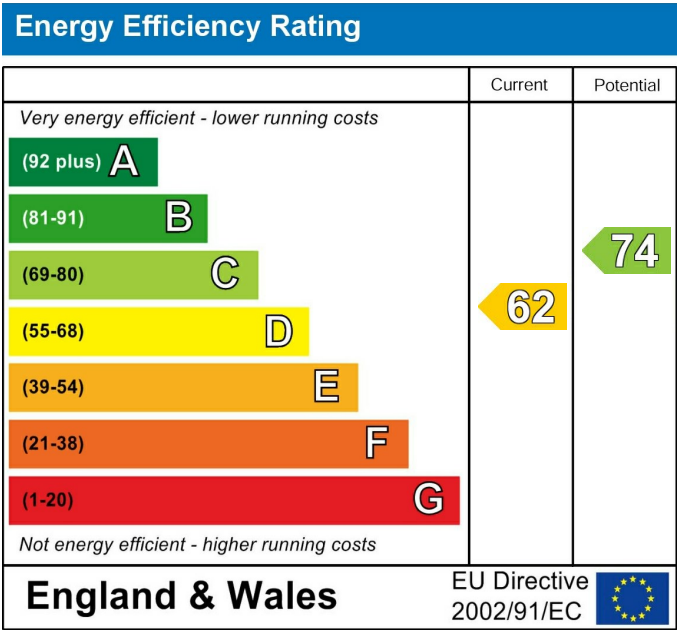
9'0 x 7'0

BEDROOM

10'0 x 9'0

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.



