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23 Knee Hill Crescent, Abbey Wood, London, SE2 0YL

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£1,350 Per Calendar Month

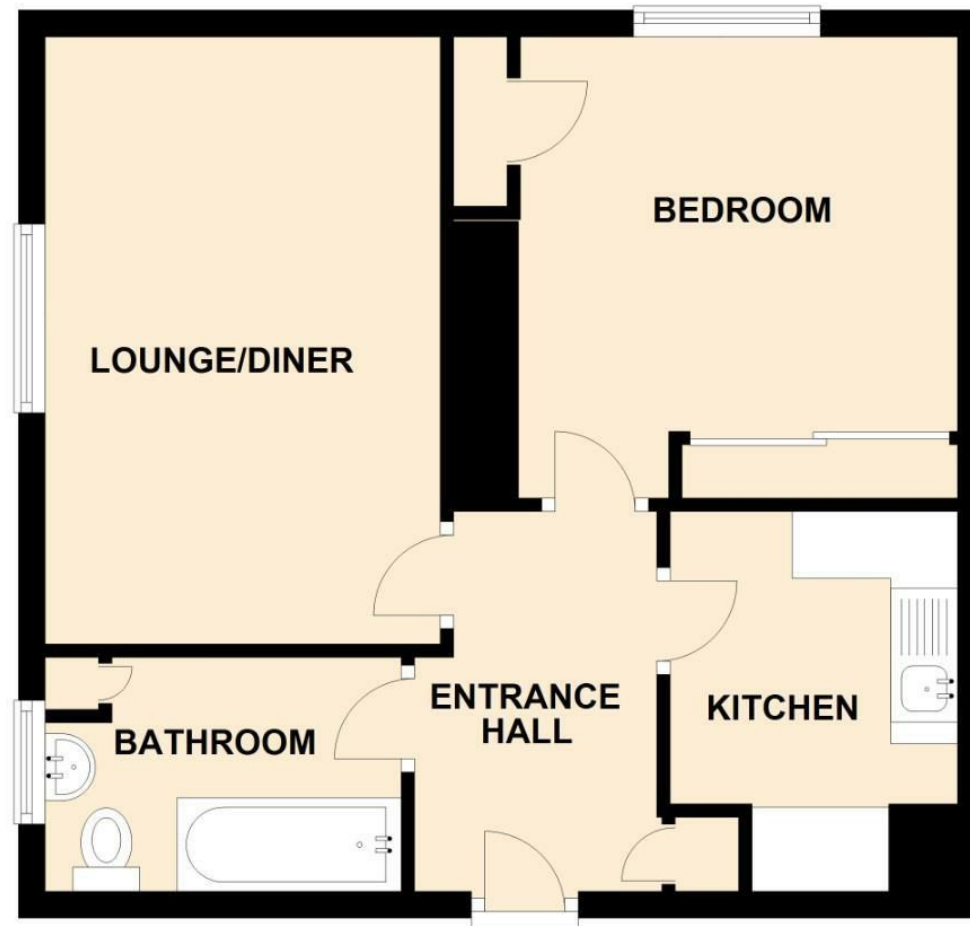
Available from the end of January is this one-bedroom flat offers the perfect blend of comfort and convenience. The property boasts a lounge/diner, ideal for relaxing or entertaining. A well-appointed fitted kitchen adds practicality, while the double bedroom provides a tranquil retreat.

Located just 0.3 miles from Abbey Wood Station, the property benefits from exceptional transport links, including Thameslink, Southeastern services, and the Elizabeth Line, ensuring swift and easy access across London and beyond.

For those who enjoy nature and history, the picturesque Lesnes Abbey Woods and ancient ruins are within close proximity, offering a serene escape from urban life. Everyday essentials are catered for with Sainsbury's supermarket and a variety of local shops nearby. Excellent bus links connect you effortlessly to Woolwich, Thamesmead, Greenwich, Belvedere, Bexleyheath, and beyond, making this location an ideal hub for both work and leisure.

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GROUND FLOOR



For illustrative purposes only
Plan produced using PlanUp.

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	54	63
(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

LOUNGE DINER

14'11" x 11'11"

KITCHEN

9'3" x 7'11"

BEDROOM

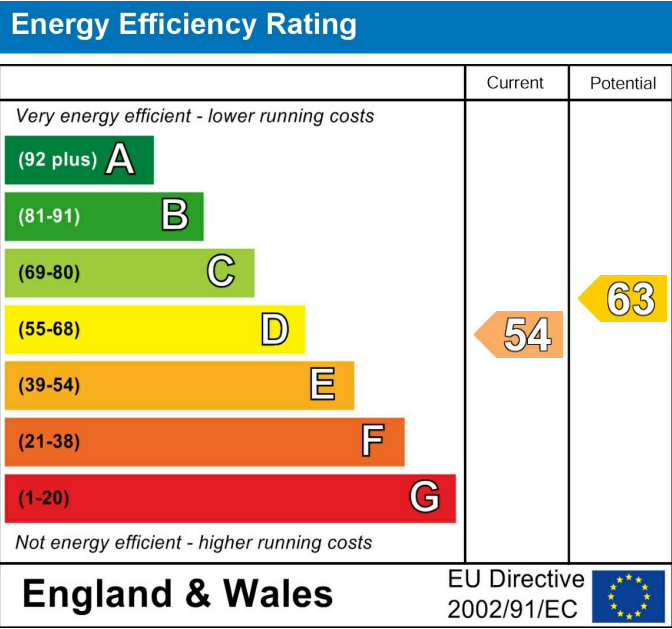
11'4" x 11'2"

BATHROOM

8'9" x 5'9"

BIKE STORE/STORAGE SHED

Available immediately and situated just 0.3 miles to Abbey Wood Station and The Elizabeth Line is this recently redecorated one bedroom top floor flat. The property benefits from a good size lounge/diner, one double bedroom, kitchen and bathroom in addition to a handy storage shed/bike store. The property is ideally located for bus links, local shops, supermarkets and just a short distance to Lesnes Woods and the historic Lesnes Ruins.



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.





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