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43 Smithies Road, Co-Op Estate, Abbey Wood, London, SE2
0TF

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£2,100 Per Calendar Month

Offered to let and available immediately is this well-presented three-bedroom period terraced family home, conveniently located within easy reach of Abbey Wood Station, providing access to Southeastern, Thameslink, and Elizabeth Line services – ideal for commuters.

The property comprises two reception rooms, offering comfortable living space, and a practical fitted kitchen with direct access to a private rear garden, providing a pleasant outdoor area for family use.

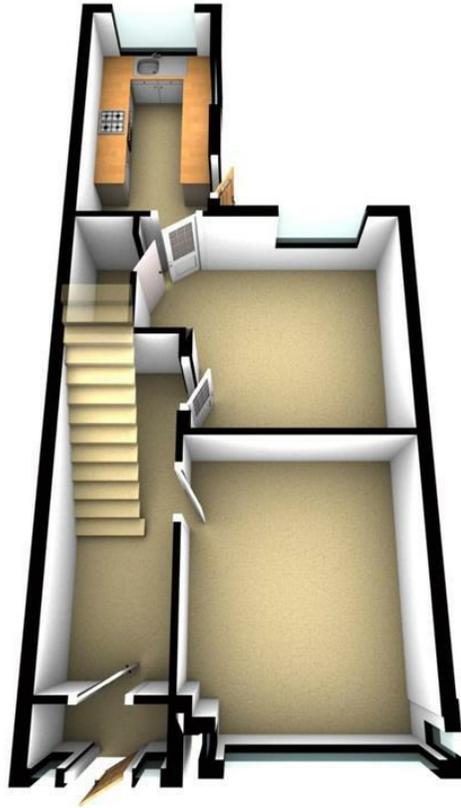
On the first floor, there are three bedrooms alongside a generous family bathroom with a traditional four-piece suite, providing functional and versatile accommodation for family life.

The home is well-situated for local amenities, regular bus routes, and highly regarded schools, including Alexander McLeod Primary School. It also benefits from nearby open green spaces such as Lesnes Woods and the historic Lesnes Abbey Ruins, perfect for walks and outdoor recreation.

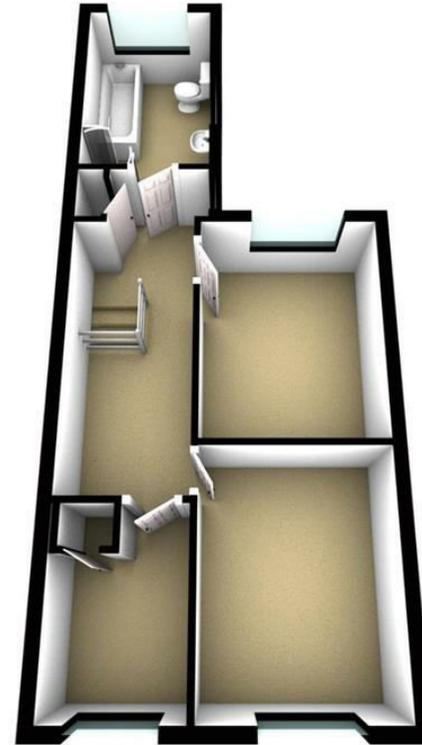
This property combines period charm with practicality, making it an ideal choice for families or professionals seeking a convenient location with good transport links.

Hunters Abbey Wood Lettings 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|---------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 | |

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

DINING ROOM

KITCHEN

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

GARDEN

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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.





