



**HUNTERS®**  
HERE TO GET *you* THERE

89 Courtland Grove, London, SE28 8PD

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£1,850 Per Calendar Month

Available to rent is this well-proportioned two bedroom semi-detached house situated on Courtland Grove.

The property comprises a spacious reception room, separate kitchen, two well-sized bedrooms, upstairs bathroom and a rear garden. The accommodation offers a practical layout and would be well suited to a couple or small family.

The property is well positioned for local transport links, with Abbey Wood station providing regular Elizabeth line services into Central London. From Abbey Wood, Canary Wharf can be reached in around 11 minutes, Liverpool Street in around 18 minutes and Paddington in around 28 minutes. Local bus services also provide convenient connections towards Thamesmead, Woolwich, Bexleyheath and surrounding areas.

A range of local shops, schools and amenities can be found nearby, with the wider Thamesmead and Abbey Wood areas easily accessible.

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

**PORCH**  
3'05 x 3'05

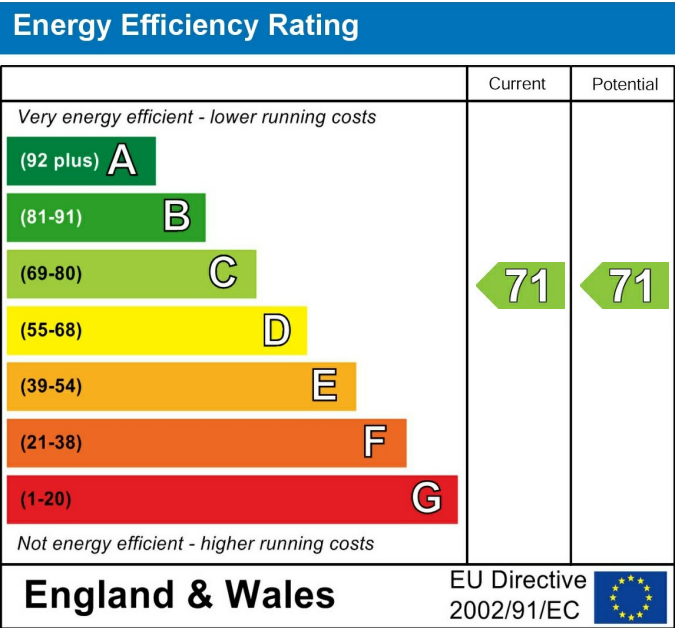
**LIVING ROOM**  
11'06 x 14'11

**KITCHEN**  
11'06 x 9'06

**BATHROOM**  
5'06 x 7'03

**BEDROOM 1**  
11'07 x 8'06

**BEDROOM 2**  
11'06 x 8'04



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.









