



HUNTERS®

HERE TO GET *you* THERE

12 Federation Road, Abbey Wood, London, SE2 0JU

12 Federation Road, Abbey Wood, London, SE2 0JU

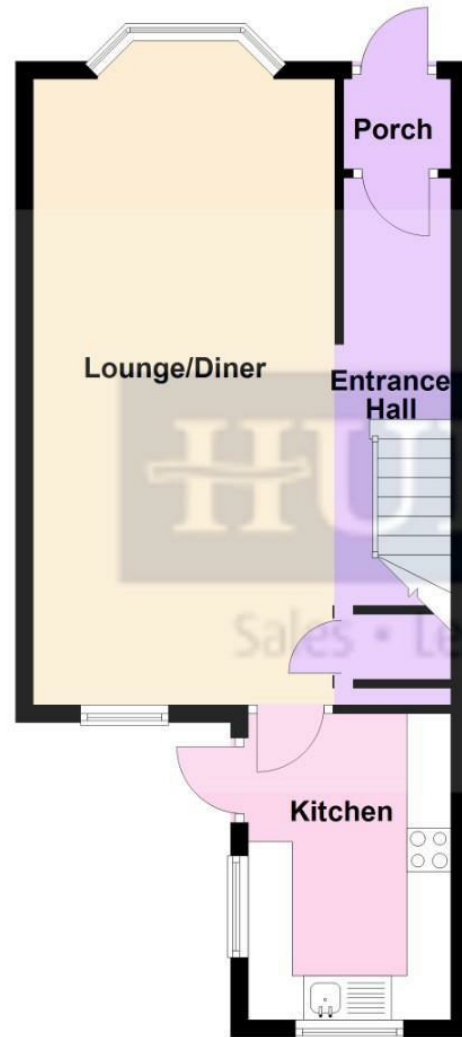
£1,800 Per Calendar Month

A nicely presented two-bedroom period terraced house is available to let on a sought-after road in Abbey Wood. The property offers a through lounge and a modern kitchen with access to the rear garden, providing a bright and practical living space. Upstairs, there are two bedrooms, with the main bedroom featuring fitted wardrobes, along with a bathroom offering a four-piece suite that includes a separate shower.

Located just 0.6 miles from Abbey Wood station, you will have convenient access to the Elizabeth Line, Southeastern, and Thameslink services, as well as nearby bus links for easy commuting. The property is close to Alexander McLeod Primary School and within easy reach of Lesnes Abbey Woods and ruins, ideal for outdoor walks and family time. This lovely home is ready for you to move into and enjoy.

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



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		88
	65	
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		

ENTRANE HALL

LOUNGE/DINER

25'7 (into bay) x 11'3

KITCHEN

11'9 x 7'5

LANDING

BEDROOM ONE

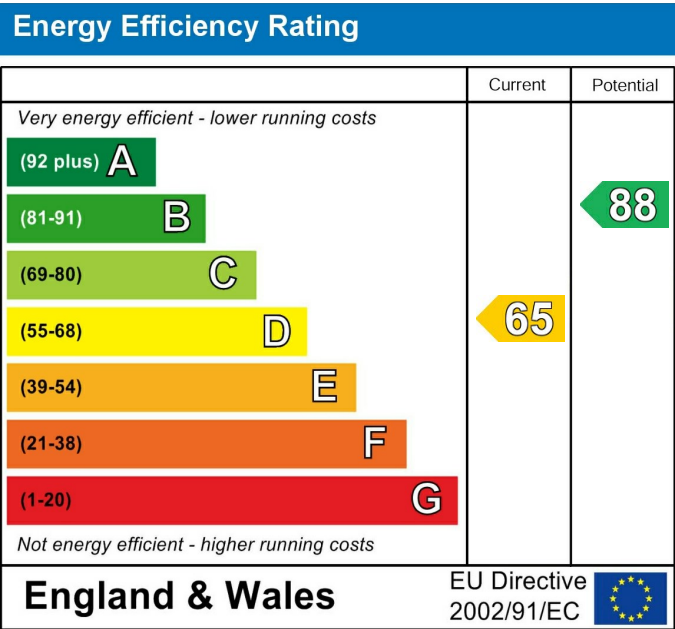
14'2 x 11'5

BEDROOM TWO

11'4 x 8'4

BATHROOM

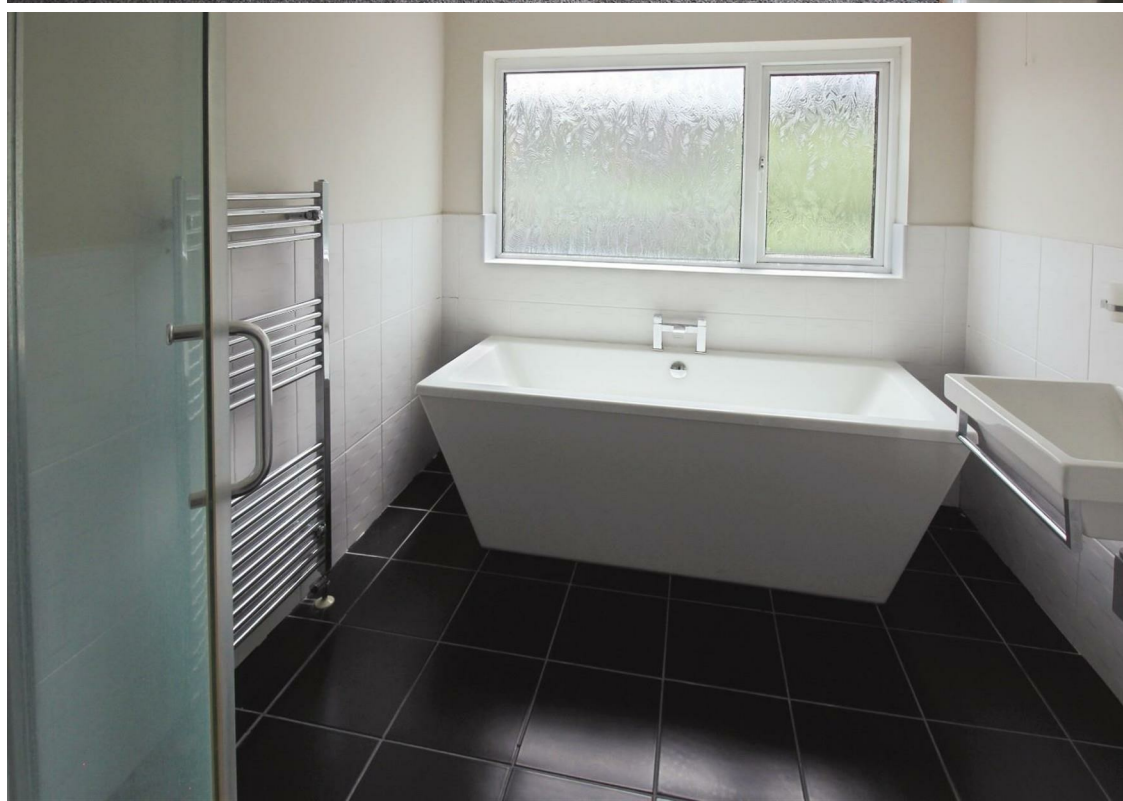
GARDEN



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.









HUNTERS®
HERE TO GET *you* THERE