

CONNECTED, CONVENIENT AND QUIETLY RESIDENTIAL.

Abbey Wood has transformed in recent years, anchored by the Elizabeth Line connecting you to Central London in around 20 minutes. Local life revolves around Southmere Park – lakeside walks, cafés, and new community spaces as part of the Thamesmead regeneration.

Lidl, Sainsbury's, gyms, nurseries, and schools are all within walking distance, and friendly neighbours bring a genuine sense of community.

Inside, the home offers two generous double bedrooms, a bright living space, and a practical kitchen with soft-close drawers, new worktops, and a oldschool serving hatch. The 40 ft garden is part-slabbed for low-maintenance living and part ready for turf or Astro – an open canvas for whatever lifestyle you imagine.

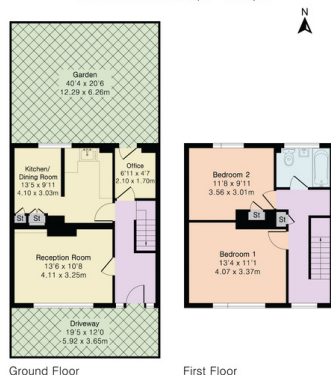


Recent nearby sales highlight the clear value gap and opportunity:

- 130 Godstow Road – £400,000 (July 2024)
- 154 Godstow Road – £380,000 (January 2025)
- 46 Godstow Road – £440,000 (January 2025)

**This is 90 % complete – you control
the last 10 %**

Approximate Gross Internal Area 824 sq ft - 76 sq m
Ground Floor Area 412 sq ft - 38 sq m
First Floor Area 412 sq ft - 38 sq m



John Savage Powered By exp[®] UK



Freehold 2-Bed Home with Garden & Parking – 20 Minutes from Central London

A refreshed and practical home offering space, privacy, and the freedom of full ownership – all within easy reach of Abbey Wood and the Elizabeth Line.

Designed for simplicity, space, and everyday living – whether you're working from home, starting a family, or just ready to own your first place – this home features:

- Two generous double bedrooms upstairs
- Practical kitchen with serving hatch and new worktops
- Modernised bathroom with clean, neutral finishes
- 40 ft north-facing garden with part-slabbed patio and scope to landscape
- Handy utility room with space for laundry and storage
- Off-street parking with dropped curb
- 20-minute Elizabeth Line connection from Abbey Wood to Central London





Godstow Road at a Glance

- Freehold two-bedroom house (824 sq ft approx.)
- 40 ft north-facing garden
- Off-street parking with dropped curb
- Utility room
- Recently refreshed
- Modernised kitchen and bathroom
- Double-glazed windows
- 20 minutes to Central London via Abbey Wood Elizabeth Line
- EPC Rating E
- Council Tax Band C (£2,129.65 p.a.)
- No onward chain



WHERE ELSE IN LONDON CAN YOU BUY A FREEHOLD HOUSE FOR £300,000?

A rare opportunity to own your own front door, garden, and parking — all within a quick 20-minute Elizabeth Line ride to Central London. Recently refreshed with new carpets, a modernised kitchen and bathroom, and crisp white décor throughout, 157 Godstow Road is calm, clean, and ready for its next chapter.

There's still room to add your own finishing touches: a new heating system and electrical update are all that's needed to bring it fully up to date. Those final details are already reflected in the price — meaning the value is clear and yours to realise.



“Why I Love This Home...”



“This home has been honestly presented and strategically priced to attract the right buyer — not just any buyer. It’s 90% complete and full of potential. All it needs now is someone ready to finish an amazing story...”

— John Savage | Powered by eXp UK

Viewing by appointment only - For more info, contact me on 07407 232 619