



HUNTERS[®]
HERE TO GET *you* THERE

9 Abbey Grove, Abbey Wood, London, SE2 9EU

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£2,250 Per Calendar Month

** AVAILABLE IMMEDIATELY **

This semi-detached house is a true gem waiting to be discovered. Boasting three generously sized double bedrooms, this period home offers a perfect blend of character and modern living.

As you step inside, you are greeted by a through lounge, ideal for relaxing or entertaining guests. The lovely modern fitted kitchen is a highlight, featuring bifold doors that open up to the garden, seamlessly blending indoor and outdoor living.

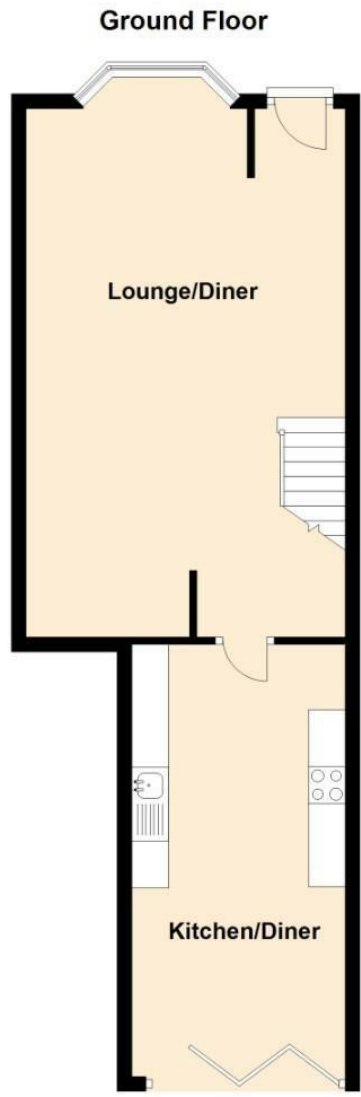
Upstairs, you will find three double bedrooms, each offering a cosy retreat, and a spacious modern bathroom complete with a 4pc suite, including a walk-in shower.

Conveniently located near bus links and just a short distance from Alexander McLeod Primary School, this property is perfect for families. With Abbey Wood Station and the Elizabeth Line a mere 0.2 miles away, commuting is a breeze.

For nature enthusiasts, Lesnes Abbey Woods and its ancient ruins are close by, offering a tranquil escape from city life.

This property is available immediately, presenting a rare opportunity to make this house your home. Don't miss out on the chance to reside in this delightful abode in the heart of Abbey Wood.

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	83
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	

THROUGH LOUNGE

23'7 x 14'3

KITCHEN/DINER

19'3 x 9'6

FIRST FLOOR LANDING

BEDROOM ONE

14'4 x 11'6

BEDROOM TWO

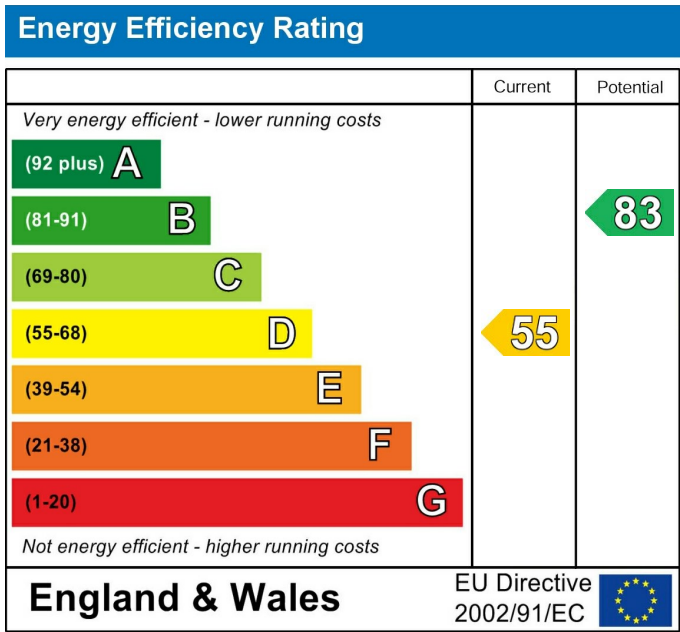
12'8 x 8'8

BEDROOM THREE

9'7 x 9'3

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.







