



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Room Two, 109 Mcleod Road, London, SE2 0BW

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£1,300 Per Calendar Month


**Available immediately, this beautifully refurbished en-suite double room is ideal for couples or a single occupant seeking a comfortable and modern living space in a shared house. The room is fully furnished, including a 42" TV, and features a contemporary en-suite shower room for added privacy and convenience. You'll also enjoy a small private courtyard, providing a peaceful outdoor area to unwind.**

**The property includes a stylish communal kitchen and dining area, access to a rear garden, a ground floor WC, and a utility cupboard with a washer/dryer for added convenience. A cleaner visits every two weeks to ensure the communal spaces are kept in excellent condition.**

**All bills are included for a hassle-free living experience. The house is conveniently located just 0.5 miles from Abbey Wood Station and The Elizabeth Line, offering excellent transport links with buses to Woolwich Arsenal DLR, North Greenwich, and beyond. Local shops are nearby, and the scenic Lesnes Abbey Woods and Ruins are within easy reach for those who enjoy nature.**

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

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>86</b>   |
| (69-80) <b>C</b>                                   | <b>67</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.















