



Smithies Road

Abbey Wood, SE2 0TG

£1,700 Per Calendar Month



- 0.6 MILES TO ABBEY WOOD STATION
- TWO RECEPTION ROOMS
- KITCHEN AND FIRST FLOOR BATHROOM
- GARDEN
- COUNCIL TAX C

- TWO DOUBLE SIZE BEDROOMS
- AVAILABLE END SEPTEMBER 2024
- STREET PARKING
- NICELY PRESENTED
- EPC RATING D



Hunters Estate Agents are delighted to present to the market this 2 bedroom period property located on the highly sought after Co-Op Estate, situated a very convenient 0.6 miles to Abbey Wood Train Station and the prestigious Elizabeth Line!

To the ground floor leading from the Hallway you will find the Lounge with large bay window, a further separate Dining Room leading through to the kitchen, behind which there is a handy storage area and also the newly fitted bathroom with separate toilet and doors leading out to the rear garden. To the second floor there are two bright and airy double bedrooms. The property benefits from having new carpets throughout.

With a variety of local shops, supermarkets, primary and secondary schools, parkland all within easy reach, as well as all local bus transport links and being just 0.6 miles to the ELIZABETH LINE, this property really is in a fantastic location.

Available early October, please call HUNTERS ESTATE AGENTS on 020 8311 1000 to arrange your viewing today and avoid any disappointment.

EPC Rating D
Council Tax Band C- Greenwich Council

Living Room 11'02" x 10'08" (3.40m x 3.25m)

Dining Room 11'08" x 11' (3.56m x 3.35m)

Kitchen 9'08" x 7'03" (2.95m x 2.21m)

Bathroom 6'01" x 4'11" (1.85m x 1.50m)

Toilet 6'x4'09" (1.83mx1.45m)

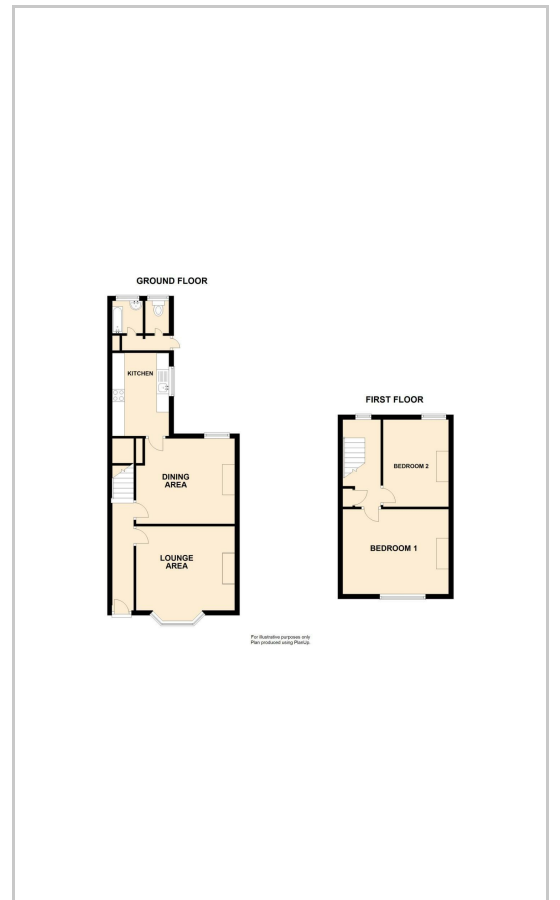
Bedroom 1 11'08" x 8'08" (3.56m x 2.64m)

Bedroom 2 11'04" x 14'02" (3.45m x 4.32m)

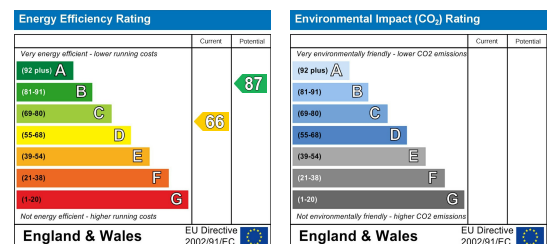
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.