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24 Mcleod Road, Abbey Wood, SE2 0BP

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## £2,300 Per Calendar Month

Beautifully Presented 3 Bedroom End of Terrace Home – £2,300 pcm

Located on the sought-after McLeod Road in SE2, this charming three-bedroom end terrace house offers a perfect balance of period character and modern comfort.

The ground floor features a bright front reception room with attractive original fireplaces and a spacious open-plan kitchen and dining area, ideal for family living and entertaining. The modern fitted kitchen is beautifully finished and opens directly onto a well-kept private garden, offering a peaceful outdoor space perfect for relaxing or hosting in the warmer months.

Upstairs, the property comprises two generous double bedrooms, a single bedroom, and a modern family bathroom. The home has been refreshed throughout and is presented in excellent condition.

Situated in a popular residential area, the property is just 0.7 miles from Abbey Wood Station (Elizabeth Line / Thameslink & Southeastern Services), providing fast connections into Canary Wharf, Liverpool Street, and Central London. There are also several local bus routes offering easy links to Woolwich, Thamesmead, and Bexleyheath.

Nearby amenities include Lesnes Abbey Woods, a stunning historic parkland and Woodlands perfect for walks and picnics, as well as a range of local shops, cafés, and supermarkets. Well-regarded schools in the area include Alexander McLeod Primary School, Boxgrove Primary, and St Paul's Academy, all within easy reach.

This property would make a wonderful home for a family or professionals seeking a spacious, well-presented house in a convenient and green part of South East London.

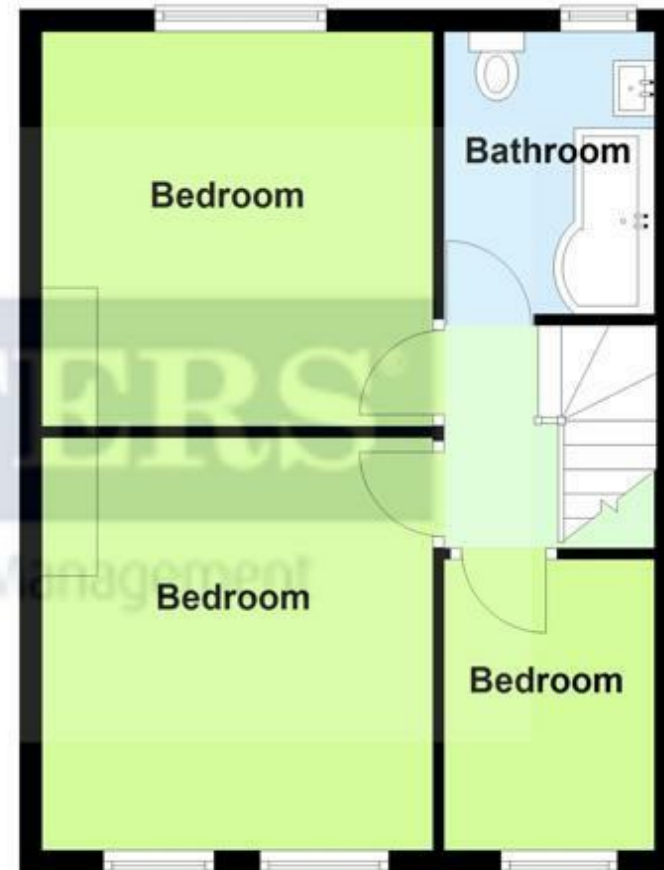
Offered unfurnished and available now.

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



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

ENTRANCE HALL

LOUNGE

15'5 (measured into bay) x 13'10

KITCHEN/DINER

19'2 x 11'9

FIRST FLOOR LANDING

BEDROOM ONE

12'3 x 11'7

BEDROOM TWO

11'8 x 11'6

BEDROOM THREE

9'0 x 7'6

BATHROOM

8'9 x 7'5

GARDEN

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 |                            |                                                                                     |
| England & Wales                             | 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.



