



HUNTERS[®]
HERE TO GET *you* THERE

44 Kitchener House Ashmore Road, London, SE18 4AT

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Guide Price £260,000-£270,000

Guide Price: £260,000-£275,000

Welcome to Kitchener House, where history and modern comfort intertwine to create a truly remarkable living experience. Situated within the gated grounds of the historic grade II listed former Royal Military Academy, this apartment offers more than just a place to live—it offers a lifestyle.

Additional features include onsite concierge facilities, a residents gym, allocated parking space, and access to communal grounds including a listed cricket pitch, one of the oldest in the UK, being used by Blackheath Cricket Club.

Upon entering, you'll be greeted by a spacious living area bathed in natural light, thanks to the large window that offers a picturesque view. One of the highlights of this apartment is its private balcony, accessible from both the lounge and bedroom, providing you with a serene outdoor retreat right at your fingertips. Additionally, you'll enjoy the convenience of allocated parking, ensuring your vehicle is always secure.

Located on the fringe of Woolwich Common, Kitchener House provides easy access to nature's splendor, with Sevendroog Castle and Oxleas Wood just a short distance from the property. Whether you're an outdoor enthusiast or a history buff, adventure awaits right at your doorstep.

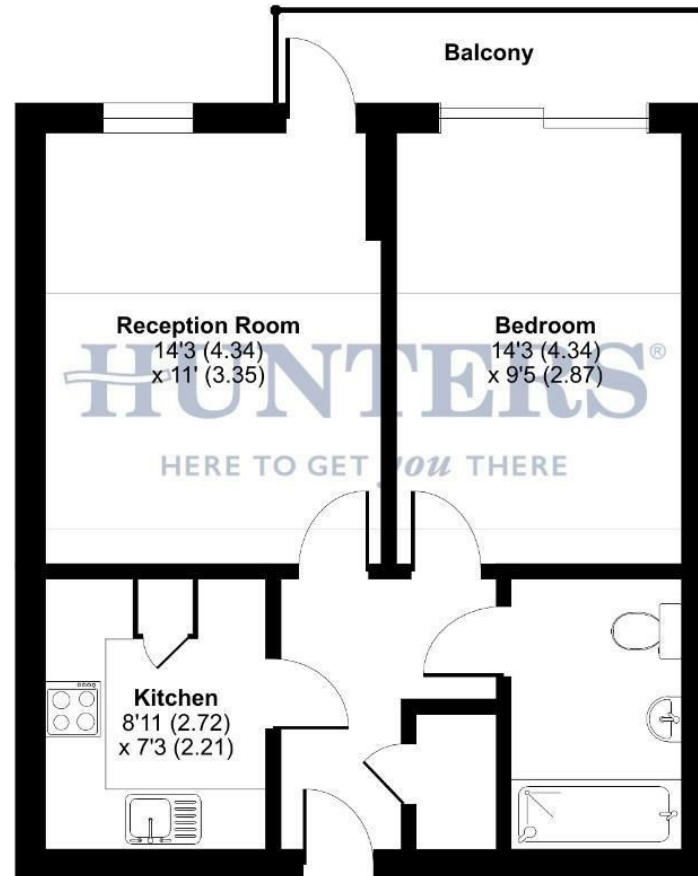
Excellent bus links, connect you to various parts of London and beyond. The DLR serves as a convenient mode of transportation, providing access to key areas across East London and the Docklands. Woolwich Arsenal Mainline Station further enhances connectivity, offering services to central London and beyond, catering to both local commuters and travelers. Additionally, the Elizabeth Line, adds another dimension to transportation options in Woolwich, providing swift connections to destinations across London and the wider region.

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Ashmore Road, London, SE18

Approximate Area = 503 sq ft / 46.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richacomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilghath. REF: 1125041

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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 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	

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM

14'3 x 11'0

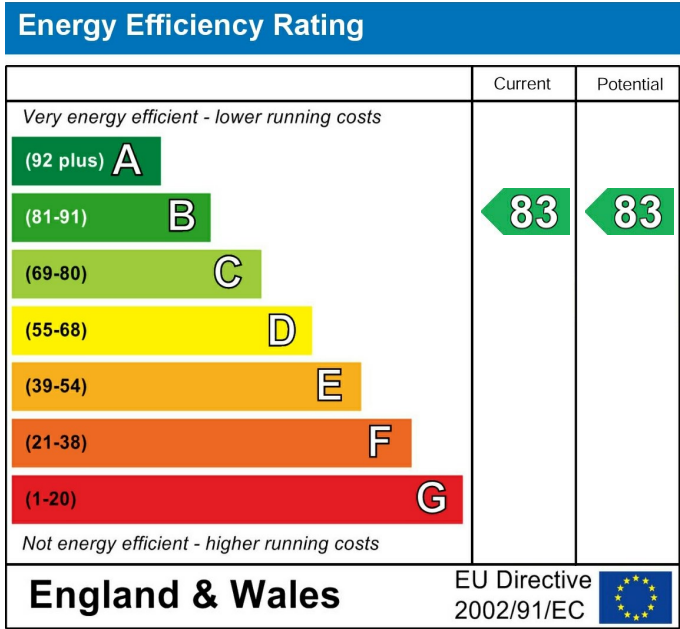
KITCHEN

8'11 x 7'3

BEDROOM

14'3 x 9'5

PRIVATE BALCONY



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.









