



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

4 Harrier Mews, London, SE28 0DQ

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## 4 Harrier Mews, London, SE28 0DQ

Guide Price £280,000 - £300,000

Welcome to your new home in the heart of West Thamesmead! This delightful one-bedroom freehold house is the perfect blend of comfort and convenience, ideal for first-time buyers or investors.

As you step inside, you'll be greeted by a reception room on the ground floor, perfect for relaxing or entertaining guests. The adjacent kitchen is well-appointed, offering ample space for cooking your favorite meals.

Upstairs, you'll find a modern bathroom, beautifully designed with contemporary fixtures and fittings, ensuring a luxurious start to your day. The spacious bedroom provides a serene retreat, complete with plenty of room for storage and relaxation.

One of the standout features of this property is the two off-road parking spaces, offering convenience and peace of mind in this sought-after location.

Located in the popular West Thamesmead area, you'll have easy access to local amenities, parks, and excellent transport links. The Elizabeth Line is just over a mile away at Woolwich Station and multiple nearby bus stops ensure you are well connected. Find Gallion's Park and Lake a just short distance and the Thames Path waiting for exploration. Whether you're commuting to the city or touring the local neighborhood, this home offers the perfect base.

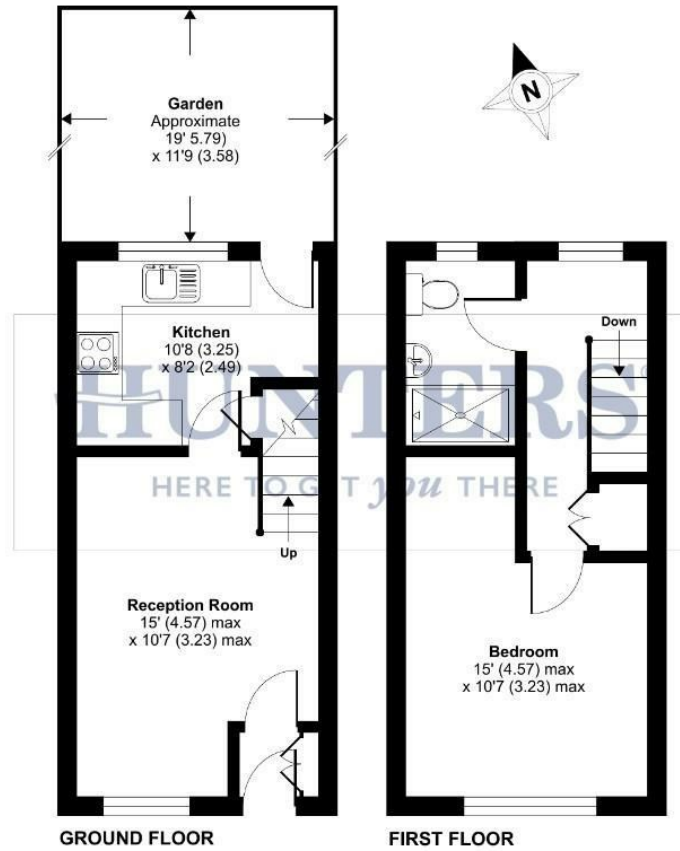
Don't miss out on the opportunity to own this charming property. Schedule a viewing today and experience the best of West Thamesmead living!

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abbeywood@hunters.com | www.hunters.com

# Harrier Mews, London, SE28

Approximate Area = 504 sq ft / 46.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hccom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevleyheath. REF: 1150404

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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

## LOUNGE

15' x 10'7

## KITCHEN/BREAKFAST ROOM

10'8 x 8'2

## FIRST FLOOR LANDING

## BEDROOM


15' x 10'7

## BATHROOM

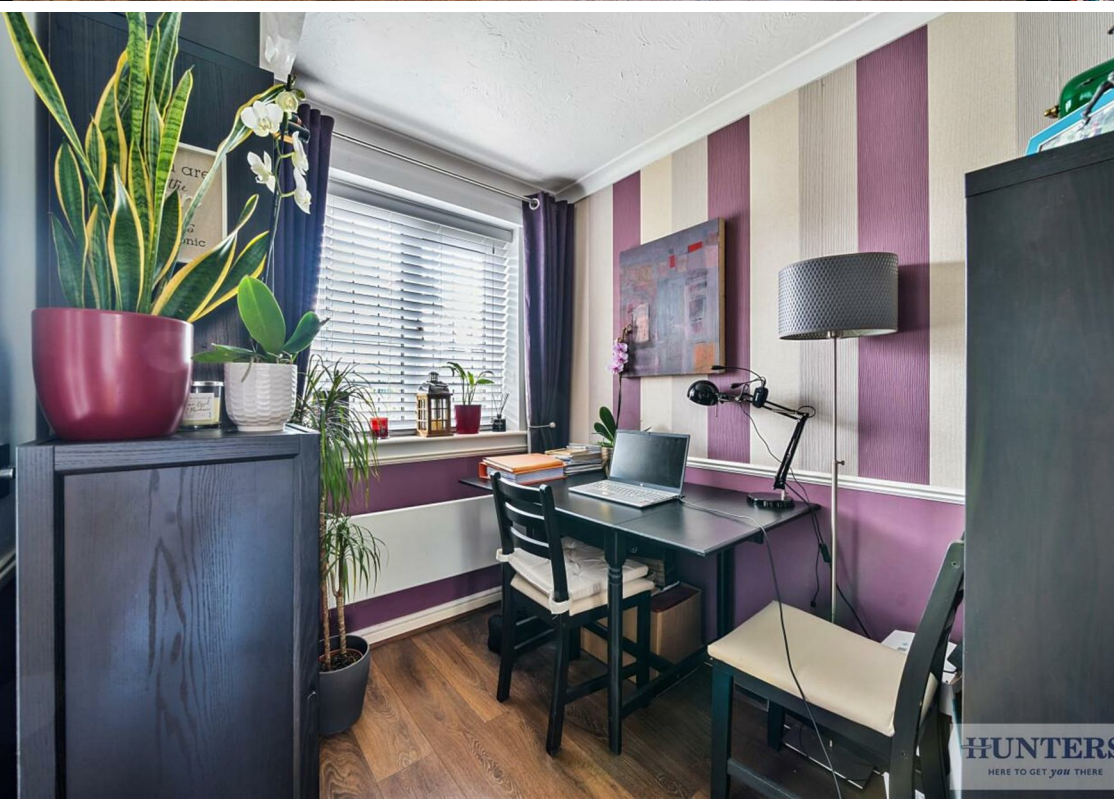
## GARDEN

19' x 11'9

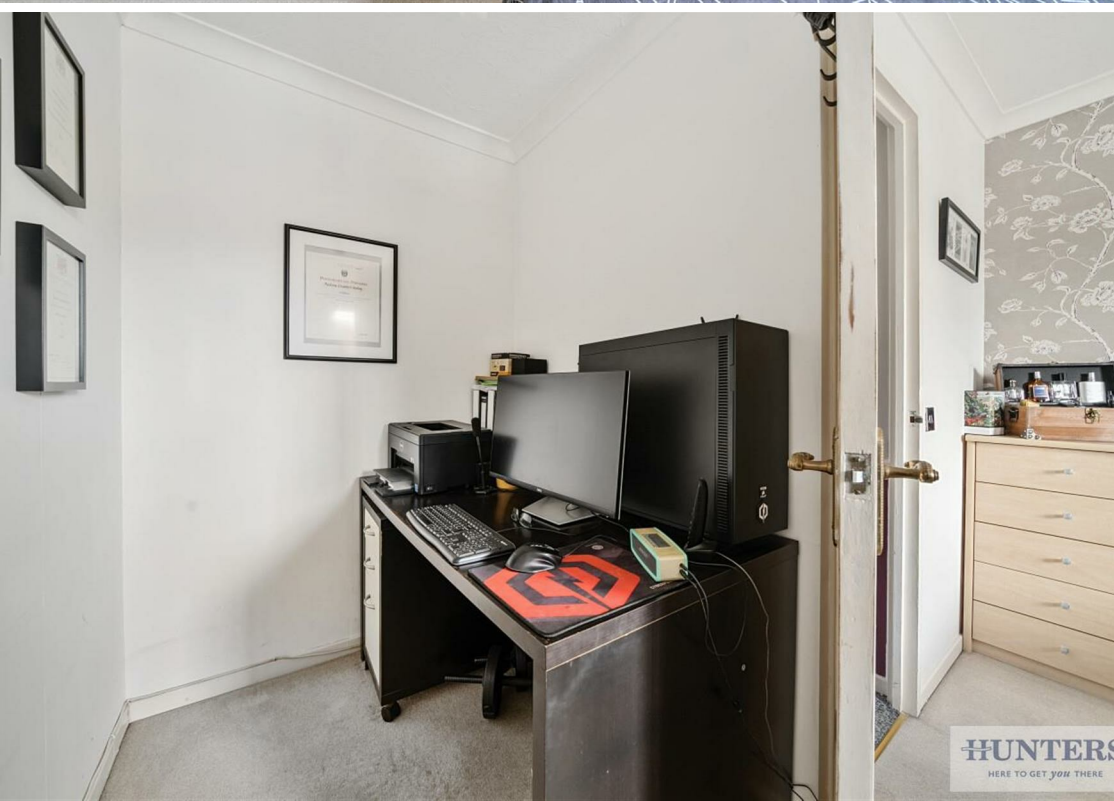
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(1-20) <b>G</b>		
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an 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.













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