



HUNTERS[®]
HERE TO GET *you* THERE

50 Crane Court 2 Kite Close, Southmere, London, SE2 9FB

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Asking Price £350,000

We are delighted to present this contemporary one-bedroom apartment on the 6th floor, located in the newly developed Southmere complex. This property offers a stylish and modern living environment, ideal for singles, couples, or first-time buyers.

Upon entering the apartment, you'll immediately appreciate the open-plan design, which creates a spacious and airy atmosphere throughout. The reception room features large windows that flood the space with natural light, offering a bright and welcoming ambiance. This area also leads out to a generous balcony, perfect for enjoying outdoor relaxation.

The kitchen, seamlessly integrated into the reception area, is equipped with modern appliances and enjoys ample natural light, making it a pleasant space for cooking and entertaining. The open-plan layout ensures a smooth transition from the kitchen to the living area, ideal for hosting gatherings.

The double bedroom is spacious and bathed in natural light, providing a tranquil retreat. The bathroom is equally generous in size and includes heated floors, adding a touch of luxury to your daily routine.

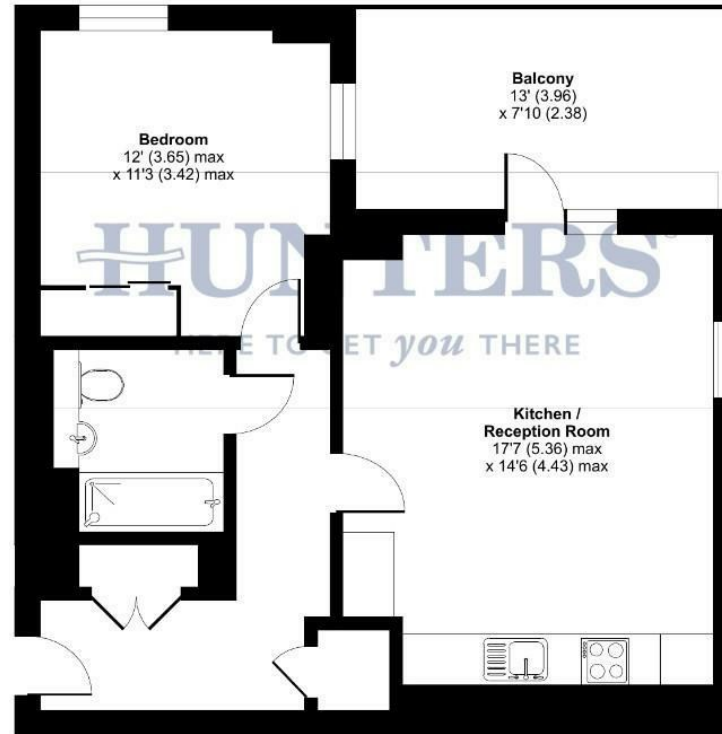
Situated in a prime location, the apartment is well-connected with excellent public transport links, including the nearby Abbey Wood station. A variety of local amenities, such as Southmere Lake, green spaces, and parks, are all within easy reach. The property also benefits from a concierge service, offering both convenience and peace of mind.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
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Kite Close, London, SE2

Approximate Area = 569 sq ft / 52.9 sq m

For identification only - Not to scale



SIXTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilgheth. REF: 1168058

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 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

OPEN PLAN LOUNGE/KITCHEN

17'7 x 14'6


BALCONY

13'0 x 7'10

BEDROOM

12'0 x 11'3

BATHROOM

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	Current	Potential
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(69-80) C		
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(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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.





