



HUNTERS[®]
HERE TO GET *you* THERE

Flat 5, Gray House New Road, Abbey Wood, London, SE2
0QB

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Offers In Excess Of £290,000

Situated in the highly sought-after Hurst Lane Estate, this beautifully presented top-floor flat embodies a perfect blend of elegance, comfort, and convenience. Featuring two generously proportioned double bedrooms, each with built-in storage, the property ensures ample space to accommodate all your needs. The spacious lounge and dining area opens onto a private balcony, providing a perfect spot for relaxation. The stylish, modern kitchen is thoughtfully designed to balance aesthetics and functionality, while the contemporary bathroom exudes a touch of refined luxury.

For added convenience, the property features a utility cupboard with plumbing for a washing machine, ensuring practicality without compromising on space. Additionally, there is a dedicated storage cupboard/bike store conveniently located on the ground floor of the block, offering practical solutions for your storage needs.

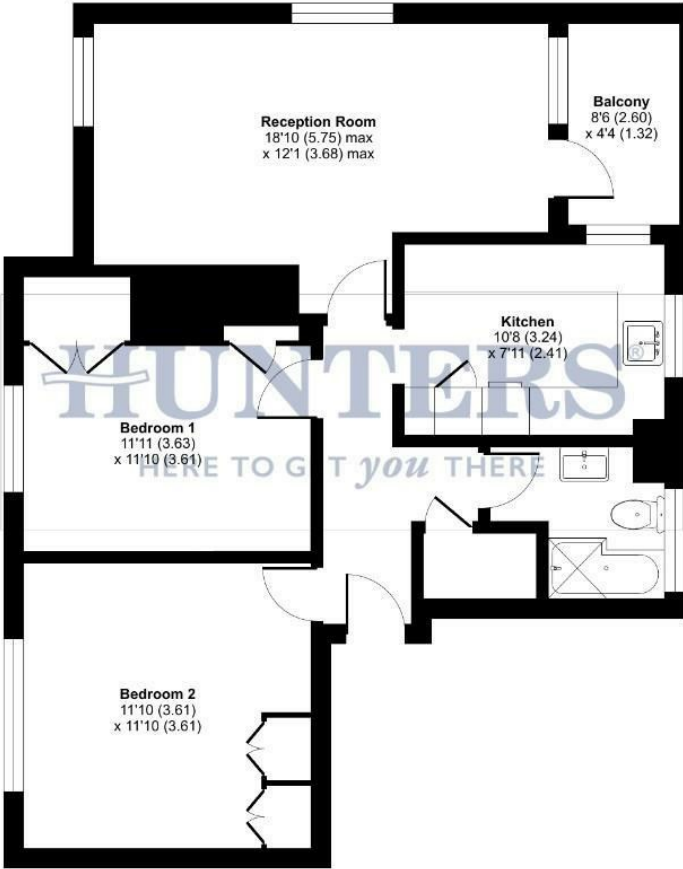
Ideally located, this home is just a short stroll from the scenic Lesnes Abbey Woods and its historic ancient ruins, providing a tranquil retreat into nature. Commuters will find Abbey Wood Station a mere 0.8 miles away, with Thameslink and National Rail services to London, Kent, and beyond, as well as effortless access to the Elizabeth Line. Comprehensive bus routes seamlessly connect you to Woolwich, Erith, Bexleyheath, Thamesmead, and beyond. The property also benefits from the Superloop express bus service, running directly from Thamesmead to Bromley, further enhancing its excellent transport links.

Families will appreciate the close proximity to Bedonwell Infant and Junior School, while the abundance of nearby amenities, including doctors' surgeries and local shops, adds to the convenience of daily living. For those seeking a stylish yet comfortable home in a prime location, this property presents an exceptional opportunity.

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Gray House, New Road, London, SE2

Approximate Area = 688 sq ft / 63.9 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). © richdecim 2024. Produced for Hunters Kent Ltd - Abbeywood & Bevilgheth. REF: 1206736

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			
		55	63
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

STORE CUPBOARD

ENTRANCE HALL

LOUNGE/DINER

18'10 x 12'1

BALCONY

8'6 x 4'4

KITCHEN

10'8 x 7'11

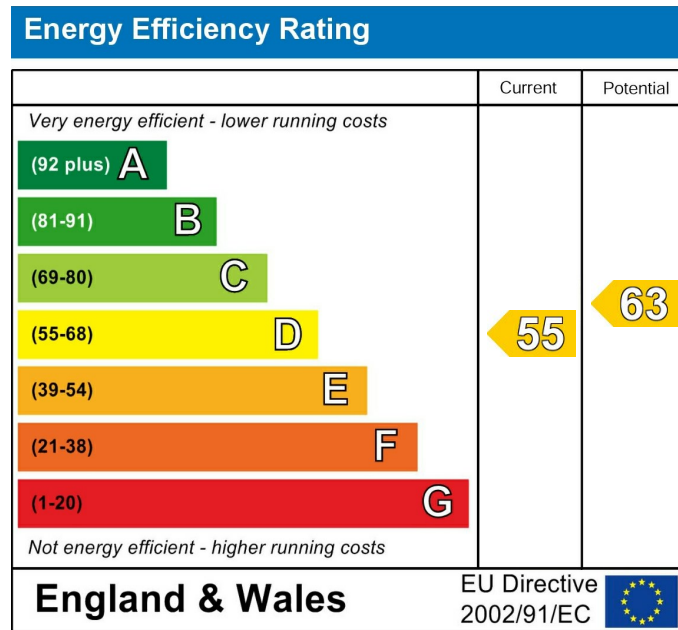
BEDROOM ONE

11'11 x 11'10

BEDROOM TWO

11'10 x 11'5

BATHROOM



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.











GRAY HOUSE

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