



HUNTERS[®]
HERE TO GET *you* THERE

6 Conduit Road, London, SE18 7AJ

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Asking Price £500,000

Situated in a highly sought-after location, this deceptively spacious period property offers a charming combination of traditional character and modern convenience. On the ground floor, you will find two well-proportioned reception rooms, perfect for both relaxing and entertaining, alongside a generously sized kitchen. A family bathroom in addition to a separate WC completes the ground floor layout. Upstairs, the first floor accommodates three bright and airy double bedrooms, providing ample space for family living or versatile use as guest rooms, home offices, or hobbies.

To the rear, the property enjoys a private garden, offering a tranquil space for outdoor leisure or gardening enthusiasts. Additionally, the home holds exciting potential for off-road parking, subject to the necessary planning permissions, enhancing its practicality.

The location is second to none, just 0.3 miles from Woolwich Arsenal Station, which provides Southeastern and DLR services, and 0.5 miles from Woolwich Station on the Elizabeth Line, ensuring swift and efficient travel options. An extensive network of bus routes links the area to Sidcup, Plumstead, Charlton, Greenwich, New Cross, and beyond, making it an ideal base for commuters and explorers alike.

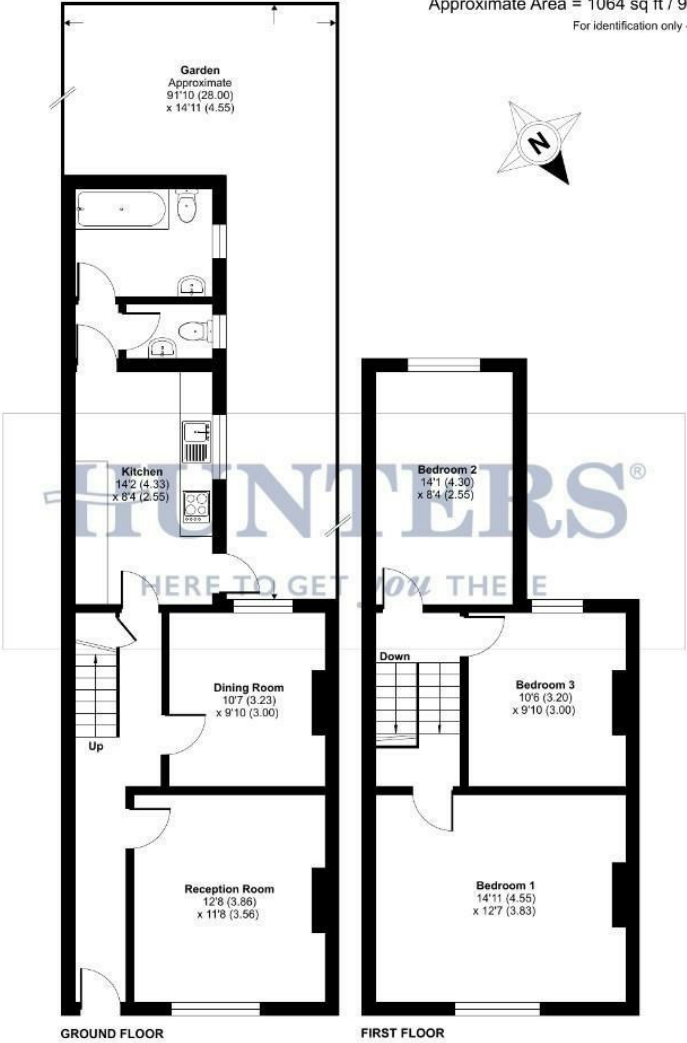
Families will benefit from proximity to highly regarded schools, including St. Peter's and Foxfield Primary. Woolwich Town Centre is only a short walk away, offering a vibrant mix of shops, eateries, public houses, and supermarkets, catering to every need and taste.

This property, offered with no forward chain, presents an exceptional opportunity to embrace a well-connected lifestyle while unlocking the potential of this charming home.

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Approximate Area = 1064 sq ft / 98.8 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). © richcom 2024.
Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1220930

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	81

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	

ENTRANCE HALL

RECEPTION ROOM

12'8 x 11'8

DINING ROOM

10'7 x 9'10

KITCHEN

14'2 x 8'4

BATHROOM

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM ONE

14'11 x 12'7

BEDROOM TWO

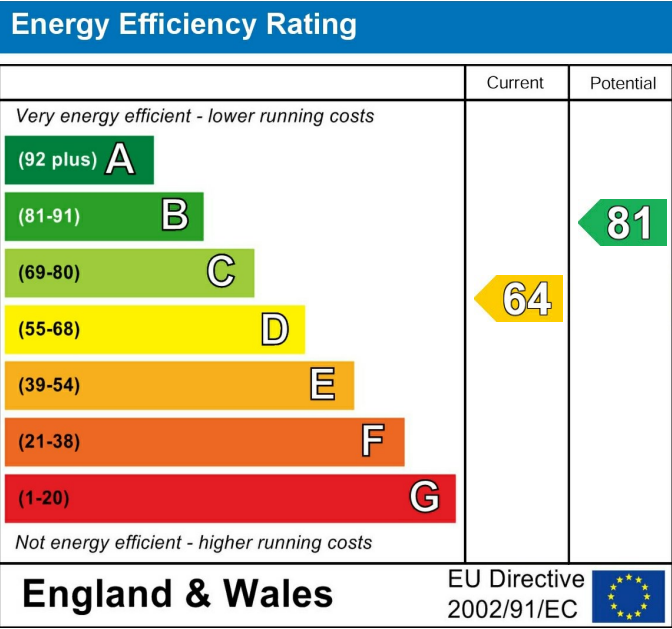
10'6 x 9'10

BEDROOM THREE

14'1 x 8'4

GARDEN

91'10 x 14'11



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.



