



HUNTERS[®]
HERE TO GET *you* THERE

Flat 13, Block 5 Hermitage Close, Abbey Wood, London, SE2
9NQ

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Guide Price £280,000 - £300,000

Nestled within a gated development in the sought-after Hermitage Close, this exclusive two-bedroom penthouse offers a unique opportunity to enjoy luxury, privacy, and convenience in one of the area's most desirable locations. As the only flat on the floor, this home provides an unmatched sense of exclusivity, enhanced by an impressive L-shaped balcony, perfect for relaxing or entertaining while enjoying elevated views.

The property boasts two well-proportioned bedrooms, both designed for comfort, with ample space for storage. The bright and spacious open-plan living and dining area benefits from large windows that flood the space with natural light, seamlessly connecting to the balcony for an airy and expansive feel. The modern fitted kitchen is well-equipped, offering stylish cabinetry, quality appliances, and plenty of workspace.

A contemporary family bathroom completes the home, featuring sleek finishes and a well-designed layout. Additional benefits include secure entry, added security and exclusivity of a gated development, ensuring both peace of mind and a high standard of living.

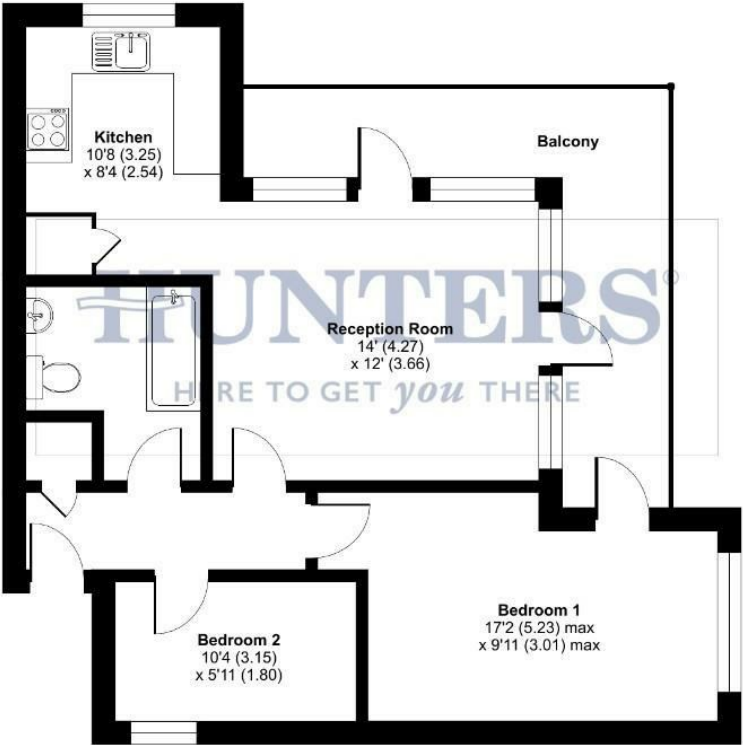
Situated in a quiet residential close, the flat is within easy reach of local amenities, transport links, and green spaces. Abbey Wood station, offering Elizabeth Line services, is just a short distance away, providing excellent connections to central London and beyond.

Offered chain-free, this rare penthouse is ideal for first-time buyers, professionals, or investors seeking a stylish and hassle-free home in a prime SE2 location.

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Hermitage Close, London, SE2

Approximate Area = 591 sq ft / 54.9 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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		
	69	79
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		

ENTRANCE HALL

LIVING ROOM

14'0" x 12'0"

KITCHEN

10'7" x 8'3"

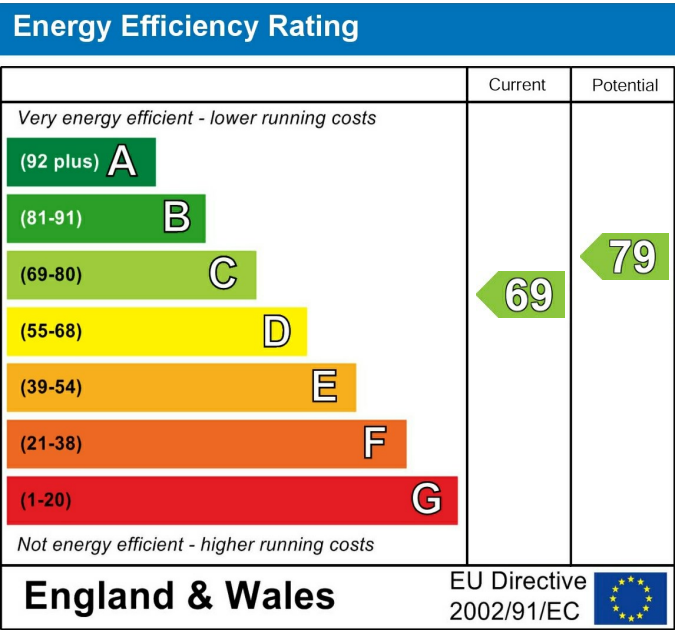
BEDROOM ONE

17'1" x 9'10"

BEDROOM TWO

10'4" x 5'10"

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.





