



HUNTERS®

HERE TO GET *you* THERE

7 Rochdale Road, London, SE2 0XE

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7 Rochdale Road, London, SE2 0XE

Guide Price £475,000-£500,000

This beautifully presented period mid-terrace family home seamlessly combines timeless character with thoughtfully considered modern enhancements. From the moment you arrive, a traditional tiled pathway leads to the front entrance, hinting at the meticulous attention to detail and care that continues throughout the property. The current owners have taken great pride in preserving the home's architectural integrity, celebrating its rich heritage while introducing contemporary updates that cater to modern-day living.

Stepping inside, you are welcomed by a through lounge that exudes warmth and sophistication. Period features such as decorative fireplaces with period style detailing and cornicing contribute to the home's enduring charm, while offering an elegant backdrop for both everyday living and entertaining. The kitchen has been stylishly renovated with a sleek, contemporary design that prioritises functionality without compromising on aesthetics.

The bathroom has been beautifully appointed with high-quality fixtures and finishes, including underfloor heating for added comfort during the colder months. Throughout the home, engineered oak wood flooring enhances selected areas, adding a sense of warmth, cohesion, and understated luxury.

Externally, the property continues to impress with its curb appeal and practical location. Ideally situated just 0.6 miles from Abbey Wood Station, residents benefit from superb connectivity, with Southeastern and Thameslink services as well as the high-speed Elizabeth Line providing swift access into Central London and beyond. Excellent local bus links further enhance travel options, while a variety of nearby shops, green spaces, and community amenities cater to day-to-day needs.

Families will also appreciate the close proximity to the highly regarded Alexander McLeod Primary School, making this an outstanding choice for those seeking a characterful yet convenient home in a well-connected, family-friendly neighbourhood.

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Rochdale Road, London, SE2

Approximate Area = 948 sq ft / 88 sq m
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Total = 1041 sq ft / 96.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1281222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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	

ENTRANCE HALL

LOUNGE/DINER

25'3 x 10'10

KITCHEN

9'6 x 6'11

FIRST FLOOR LANDING

BEDROOM TWO

14'1 x 11'2

BEDROOM THREE

11'6 x 8'6

BATHROOM

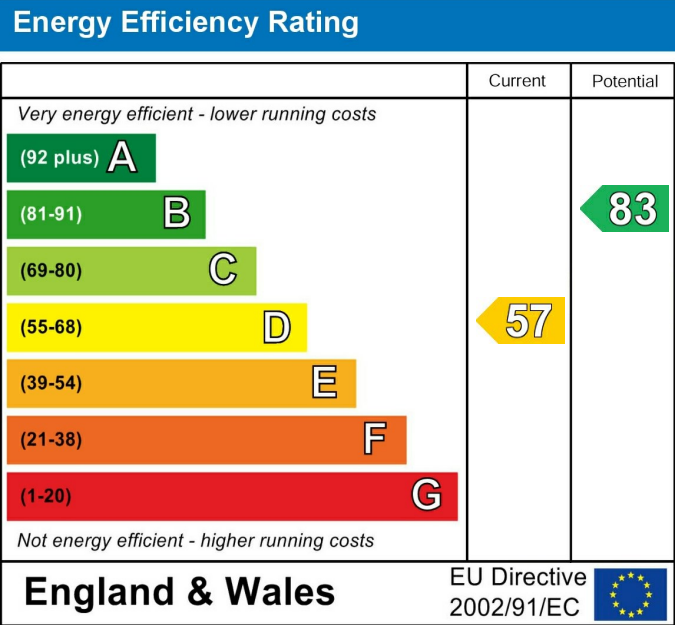
9'6 x 6'11

BEDROOM ONE

18'4 x 12'2

GARDEN

45'11 x 13'9



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.





