



HUNTERS[®]
HERE TO GET *you* THERE

30 Mottisfont Road, Abbey Wood, SE2 9LL

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Guide Price £210,000 - £230,000

This well-located one-bedroom first-floor flat offers a practical and appealing option for first-time buyers, downsizers, or investors looking for a home with strong transport links and generous outdoor space.

Positioned just 0.3 miles from Abbey Wood Station, the property enjoys excellent access to the Elizabeth Line, Thameslink, and Southeastern services. Direct connections to Central London, Canary Wharf, and Heathrow Airport make commuting and city travel fast and convenient.

The flat is arranged to maximise both space and comfort, featuring a bright living room, a separate kitchen, a well-sized double bedroom, and a bathroom. The layout is functional and easy to maintain, offering a straightforward living environment suited to a variety of lifestyles.

A standout benefit is the larger-than-average private garden, providing an ideal setting for relaxing, entertaining, or enjoying outdoor space.

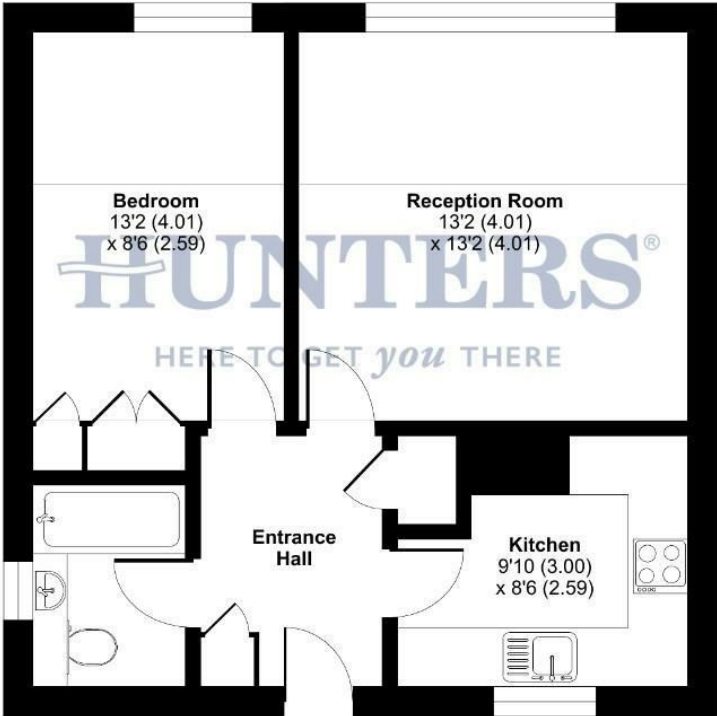
Residents also benefit from close proximity to a wide range of amenities, including a Sainsbury's supermarket, medical facilities, and local bus services, offering excellent connectivity throughout the surrounding area.

With its practical layout, excellent transport connections, and rare outdoor space, this property offers comfort, convenience, and long-term appeal in a well-connected London location.

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Mottisfont Road, London, SE2

Approximate Area = 491 sq ft / 45.6 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1334936

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	76	82
(55-68) D	64	64	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE

13'2 x 13'2

KITCHEN

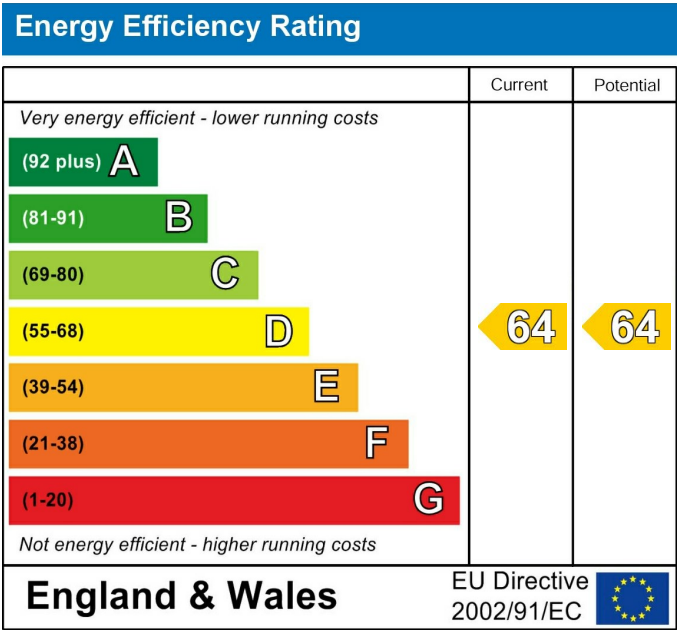
9'10 x 8'6

BEDROOM

13'2 x 8'6

BATHROOM

GARDEN



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.







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