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19 Lytham Close, Thamesmead, SE28 8QH

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Guide Price £450,000-£475,000

This spacious four-bedroom townhouse is well presented and set in an enviable position with direct views of the River Thames. Arranged over three floors, the property offers a versatile layout and well-proportioned rooms, making it an ideal family home.

On the ground floor, you will find an integral garage with an electric up-and-over door, along with a modern shower room and a generously sized bedroom that opens onto a charming garden through French doors. The first floor features an impressive L-shaped lounge and dining area, where large windows frame stunning views of the Thames. A modern kitchen and dining space complete this floor, designed to cater perfectly for modern living.

The second floor provides three further bedrooms, including a primary suite with its own en-suite shower room, while a modern family bathroom serves the additional bedrooms.

The location is a true highlight. With the River Thames just moments away, peaceful walks along the Thames Path are on your doorstep, while a nearby children's play park adds to the family-friendly appeal. Excellent transport links are also within easy reach, with frequent bus services to Abbey Wood Station for the Elizabeth Line, and to Woolwich Arsenal for the DLR, ensuring swift connections across London.

Families will also appreciate the proximity to highly regarded schools such as Castilion Primary and Bishop John Robinson Primary.

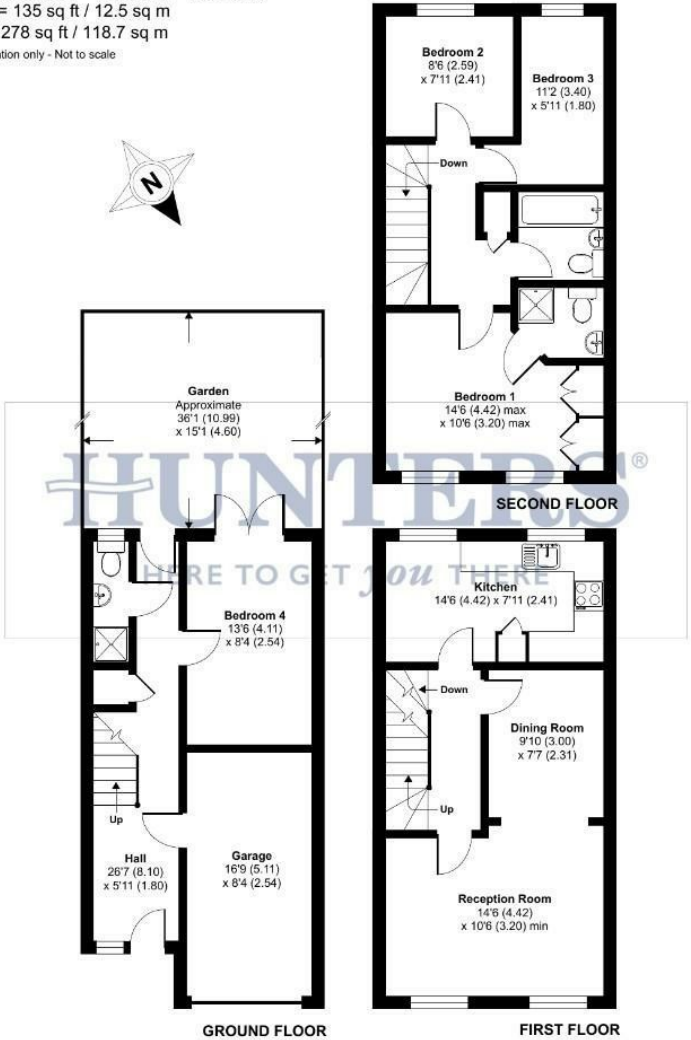
Combining modern comfort, riverside living, and superb transport connections, this is a home where you can truly relax and enjoy the best of both worlds.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

Lytham Close, London, SE28

Approximate Area = 1143 sq ft / 106.2 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1278 sq ft / 118.7 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). © richcom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1348163

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		
(55-68) D			(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	

ENTRANCE HALL

26'6" x 5'10"

BEDROOM FOUR

13'5" x 8'3"

SHOWER ROOM

FIRST FLOOR LANDING

RECEPTION ROOM

14'6" x 10'5"

DINING ROOM

9'10" x 7'6"

KITCHEN/BREAKFAST ROOM

14'6" x 7'10"

BEDROOM ONE

14'6" x 10'5"

EN-SUITE

BEDROOM TWO

11'9" x 7'10"

BEDROOM THREE

11'1" x 5'10"

BATHROOM

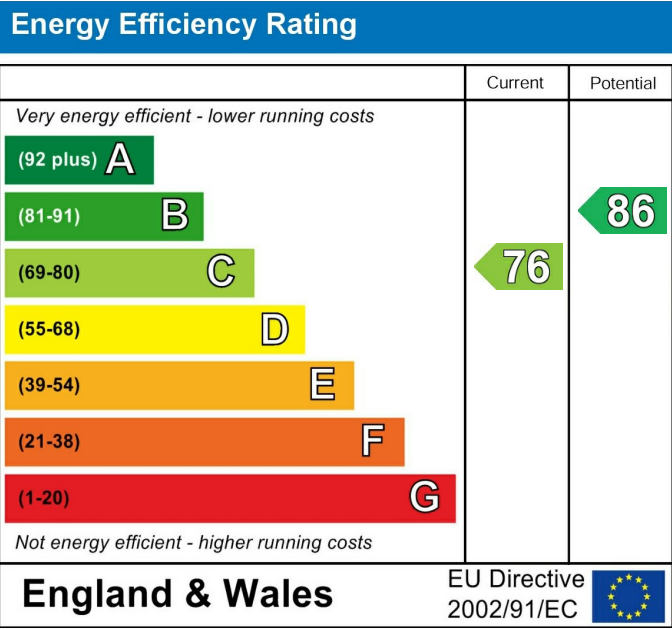
GARDEN

36'0" x 15'1"

GARAGE

16'9" x 8'3"

OFF ROAD PARKING



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.



