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Flat 3, 22 Meadowford Close, Central Thamesmead, SE28  
8GE



# Flat 3, 22 Meadowford Close, Central Thamesmead, SE28 8GE

Guide Price £250,000-£270,000

This beautifully presented purpose-built flat offers a 101-year lease and a delightful living experience in a prime location. Just a short walk from the town centre, the property provides easy access to a wide range of local amenities, including supermarkets, popular food retailers, and a leisure centre complete with a swimming pool. Families will appreciate the proximity to several highly regarded primary schools, making this an ideal choice for those seeking a convenient and family-friendly location.

The area is also well served by green spaces, canals, and waterways, creating a pleasant environment for outdoor activities. For those who enjoy walking or cycling, the nearby Thames Path offers scenic routes along the river, perfect for leisure or exercise.

Inside, the flat features a welcoming entrance hall that leads into a spacious lounge with a dining area, ideal for entertaining or enjoying family meals. Two well-proportioned bedrooms provide comfort and flexibility, while the fitted kitchen combines style and practicality with all the necessary amenities for everyday cooking. The thoughtfully designed bathroom completes the interior, offering both convenience and comfort.

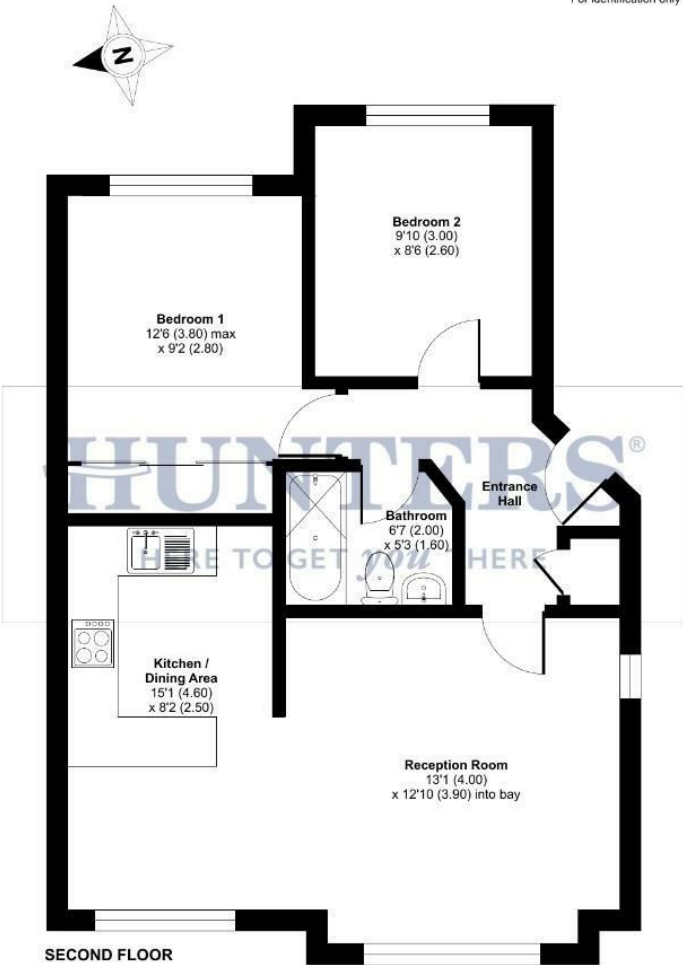
Transport links are excellent, with several bus routes close by and Abbey Wood Station just 1.5 miles away, providing Southeastern, Thameslink, and Elizabeth Line services for quick and direct access into central London and beyond.

Combining a practical and comfortable layout with a highly convenient location, this flat represents an ideal home or investment opportunity, offering both lifestyle and accessibility in one appealing package.

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Meadowford Close, London, SE28

Approximate Area = 608 sq ft / 56.5 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: 1350542

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

COMMUNAL ENTRANCE

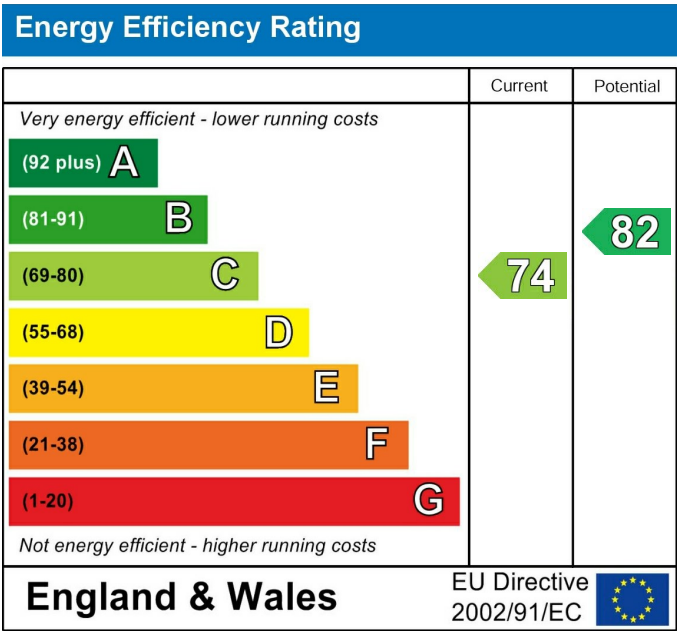
LOUNGE  
13'1 x 12'10

KITCHEN/DINING AREA  
15'1 x 8'2

BEDROOM ONE  
12'6 x 9'2

BEDROOM TWO  
9'10 x 8'6

BATHROOM  
6'7 x 5'3



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.











