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HERE TO GET *you* THERE

16 Lime Row, Erith, DA18 4HW

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Guide Price £150,000-£160,000

This upper floor flat enjoys a highly convenient position within easy reach of local shops, doctors and dentists, as well as excellent transport links. Regular bus routes connect the area with Erith, Belvedere, Abbey Wood, Bexleyheath, Plumstead, Woolwich and Greenwich, placing a wide range of amenities and destinations within comfortable reach. Abbey Wood Station, offering Southeastern, Thameslink and Elizabeth Line services is just one mile away, providing fast and reliable connections into central London and beyond.

The property offers a welcoming layout with a notably well-proportioned kitchen, ideal for everyday cooking and a comfortable bathroom with ample space. The main bedroom is generous in size and enjoys good natural light, giving it a warm and inviting feel. There is also ample storage throughout the flat, enhancing practicality and helping maintain a tidy, organised living space.

The lounge has been thoughtfully adapted to create a proper single bedroom, adding valuable versatility to the home. This arrangement offers flexibility for those seeking an additional bedroom, home office or guest room. If preferred, the space can be easily returned to a spacious reception room, providing an attractive central living area for relaxing or entertaining.

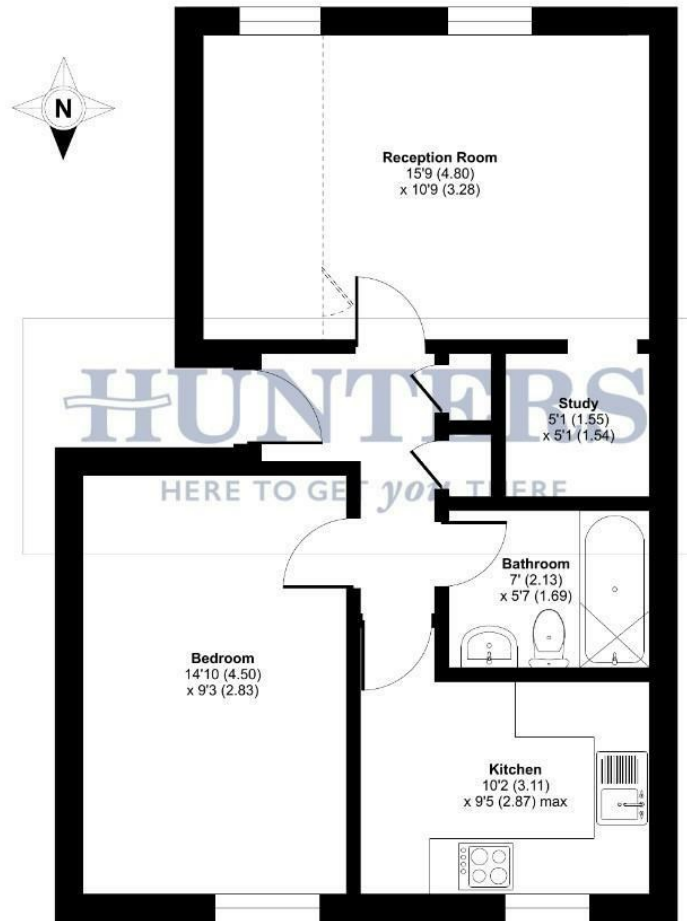
With its adaptable layout, excellent transport connections and easy access to local services, this property presents a great opportunity for buyers seeking practicality, convenience and potential.

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

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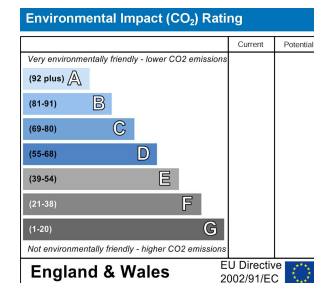
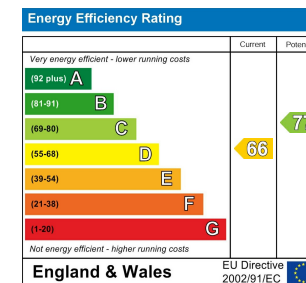
Approximate Area = 531 sq ft / 49.3 sq m

For identification only - Not to scale



SECOND FLOOR

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: 1382366



ENTRANCE HALL

LOUNGE

15'9 x 10'9
This room is currently partitioned creating a 2nd
bedroom

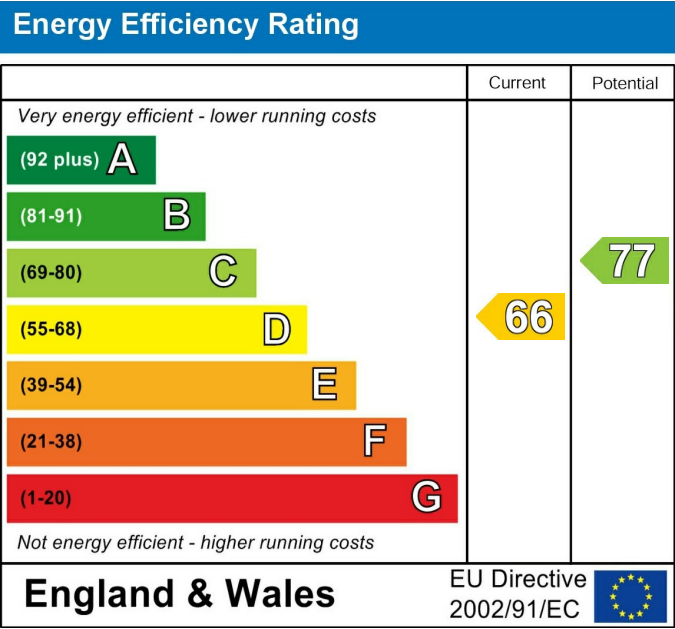
KITCHEN

10'2 x 9'5

BATHROOM

BEDROOM

14'10 x 9'3



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.









