



HUNTERS[®]
HERE TO GET *you* THERE

36 Finchale Road, Abbey Wood, SE2 9NZ

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Guide Price £250,000-£260,000

Situated on the fourth floor, this well-presented flat offers comfortable, move-in ready accommodation, having been thoughtfully renovated by the current owner. Improvements include a modern fitted kitchen, an updated bathroom, and tasteful redecoration throughout. The building also benefits from convenient lift access.

The property features two generous double bedrooms and a bright, well-proportioned lounge/diner, which opens onto a private southerly facing balcony, ideal for relaxing or entertaining.

Ideally located just 0.5 miles from Abbey Wood Station, the property is exceptionally well connected, with access to Southeastern, Thameslink, and the Elizabeth Line, providing swift links into Central London and beyond. A wide range of local amenities, including shops, supermarkets, healthcare services, and regular bus routes, are all close at hand.

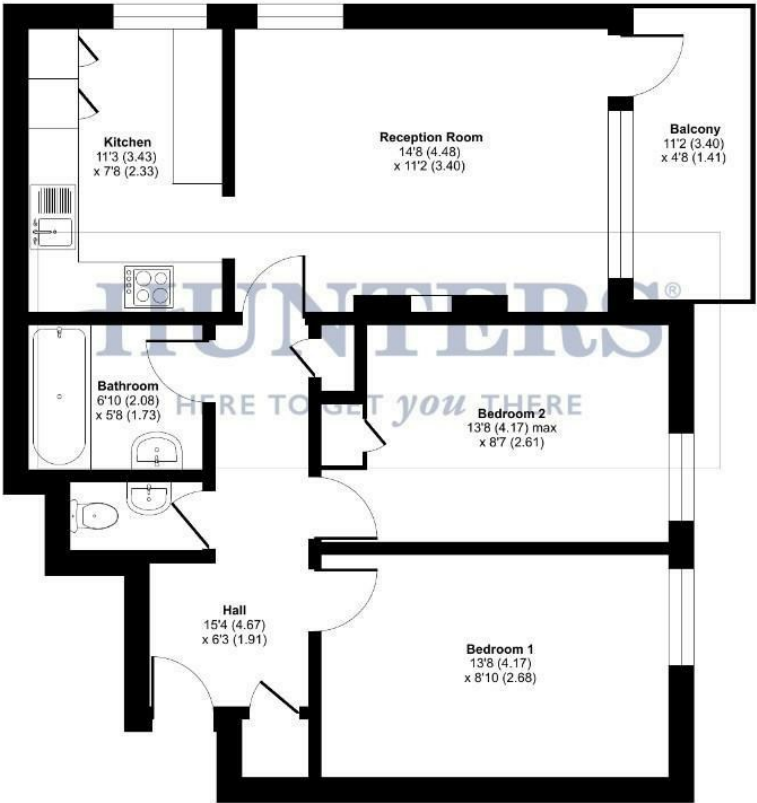
The area is well served by a number of popular schools, including De Lucy, St Thomas a Becket, Boxgrove and Willow Bank Primary Schools, along with St Paul's Academy and Harris Garrard Academy.

Abbey Wood Park and its playground are close by, offering attractive green space.

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

Finchale Road, London, SE2

Approximate Area = 658 sq ft / 61.1 sq m
For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1435471

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		
	69	77			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINER

14'8 x 11'2

PRIVATE BALCONY

11'2 x 4'8

KITCHEN

11'3 x 7'8

BEDROOM ONE

13'8 x 8'10

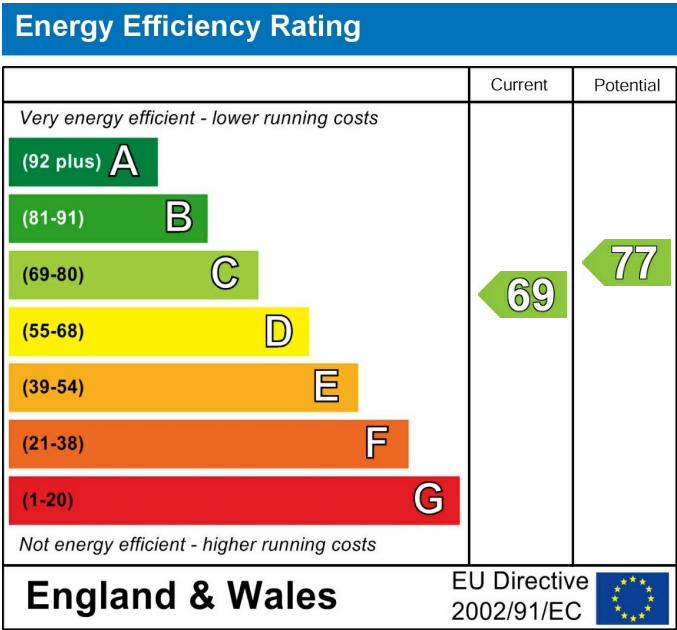
BEDROOM TWO

13'8 x 8'7

BATHROOM

6'10 x 5'8

WC



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.









