



HUNTERS®

HERE TO GET *you* THERE

35 Rushdene, Abbey Wood, London, SE2 9RP

35 Rushdene, Abbey Wood, London, SE2 9RP

£2,000 Per Calendar Month

Three Bedroom Family Home | Abbey Wood | Private Garden | Excellent Transport Links

A well-presented three bedroom house situated on Rushdene, Abbey Wood, offering spacious accommodation ideal for families, professionals or those looking to be close to excellent transport connections.

The ground floor provides a welcoming entrance hall leading through to a bright and comfortable reception room, along with a well-appointed kitchen offering access to the rear garden. The property benefits from a practical layout with plenty of space for both entertaining and everyday family living.

Upstairs, the accommodation comprises three bedrooms and a family bathroom, providing flexible living space for a growing family or those needing additional room for working from home.

Externally, the property features a private rear garden, providing a great outdoor space for relaxing, entertaining and family use. Further benefits include off street parking, double glazing and gas central heating.

Rushdene is ideally located for access to Abbey Wood station, providing excellent rail connections including the Elizabeth line, allowing fast and convenient journeys into central London, Canary Wharf and beyond. Local bus routes, shops, schools and amenities are also within easy reach, while the nearby Thamesmead and Abbey Wood regeneration projects continue to bring further investment and improvements to the area.

A fantastic opportunity to rent a spacious three bedroom home in a popular SE2 location, combining suburban living with superb connectivity into London.

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

1st floor

LOUNGE/DINER

KITCHEN

HALL

PORCH

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: 'BEDROOM 2' at the top and 'BEDROOM 1' below it. To the right of these bedrooms is a 'BATHROOM' containing a toilet, sink, and bathtub. Further right is a 'LANDING' area with a staircase. At the bottom right is 'BEDROOM 3'. The plan includes various doorways and windows indicated by lines and symbols.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			89 62
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/91/EC



ENTRANCE PORCH

ENTRANCE HALL

THROUGH LOUNGE

22'9" x 11'1"

DINING AREA

KITCHEN

9'0" x 7'1"

LANDING

BEDROOM ONE

12'2" x 10'8"

BEDROOM TWO

10'8" x 9'7"

BEDROOM THREE

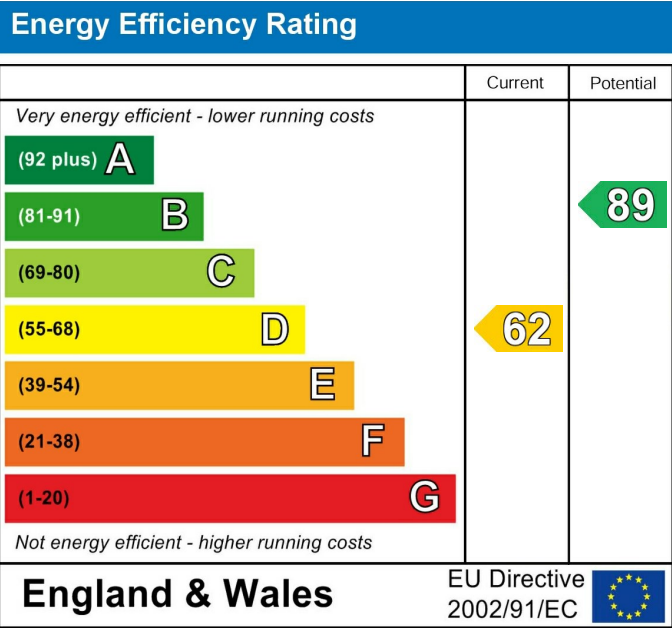
7'4" x 5'9"

FAMILY BATHROOM

6'0" x 5'10"

GARDEN

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.

