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Flat 404 Iris Court Thames Reach, West Thamesmead, SE28
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Guide Price £350,000

London SE28 - Situated on the fourth floor of a modern and well-presented development, this two-bedroom apartment offers stylish contemporary living in a sought-after West Thamesmead location and is available with no onward chain. The property features a bright and spacious reception room with a sleek open-plan kitchen, ideal for relaxing or entertaining. Large windows fill the space with natural light, enhancing the sense of openness, while a private balcony provides a welcoming outdoor area for morning coffee or evening sunsets.

Both bedrooms are generously sized doubles, with the principal bedroom benefitting from an en-suite shower room. The main bathroom continues the home's modern aesthetic. On entry, a hallway with built-in storage and a utility cupboard ensures a tidy and organised living environment. The building offers a secure phone entry system, lift and stair access, and well-maintained communal areas. A dedicated parking space further adds to convenience.

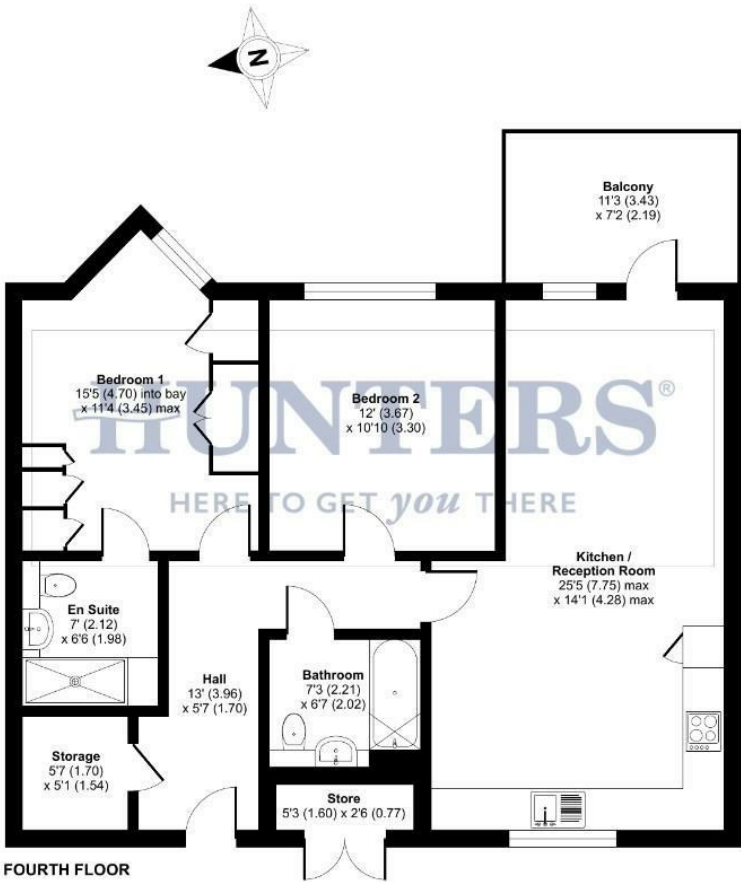
The flat enjoys an excellent location that balances peace and connectivity. It is just 0.7 miles from Plumstead Station for Southeastern services, and one stop from Woolwich Arsenal, offering Thameslink and DLR services. Woolwich Station, with the Elizabeth Line for fast access across London, is 1.2 miles away. The Thames Clipper river service is also within a mile, providing a scenic commute into central London.

The area offers a friendly community atmosphere with easy access to local shops, parks, and amenities. The nearby Thames Path is perfect for walking, cycling, or riverside strolls. Families will appreciate proximity to reputable local schools, including Discovery and Heronsgate Primary Schools. Altogether, this beautifully finished home combines modern design, comfort, and a desirable location - ideal for professionals, couples, or small families.

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Thames Reach, London, SE28

Approximate Area = 841 sq ft / 78.1 sq m
Outbuilding = 14 sq ft / 1.3 sq m
Total = 855 sq ft / 79.4 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: 1369866

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

COMMUNAL ENTRANCE

OPEN PLAN LIVING/DINING/KITCHEN

25'5 x 14'1

BEDROOM ONE

15'5 x 11'4

EN SUITE

7'0 x 6'6

BEDROOM TWO

12'0 x 10'10

BATHROOM

7'3 x 6'7

BALCONY

11'3 x 7'2

PARKING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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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.







