



HUNTERS®

HERE TO GET *you* THERE

9 Abbey Grove, Abbey Wood, London, SE2 9EU

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£2,400 Per Calendar Month

This attractive three-bedroom Victorian semi-detached home, believed to have been built circa 1891, offers spacious and versatile accommodation while retaining a wealth of period character. Ideally suited to families or professional tenants, the property combines well-proportioned living space with a highly convenient location close to local amenities, schools, green spaces and excellent transport links.

The ground floor features a bright and spacious kitchen/diner which forms the heart of the home. Designed with both everyday living and entertaining in mind, the kitchen provides ample worktop and storage space, while bi-fold doors open directly onto the rear garden. These doors allow plenty of natural light into the room and create a seamless connection between the indoor and outdoor spaces, making it particularly well suited to family living and entertaining. There is also a well-proportioned lounge/diner, providing a flexible space that can be arranged to suit a variety of needs.

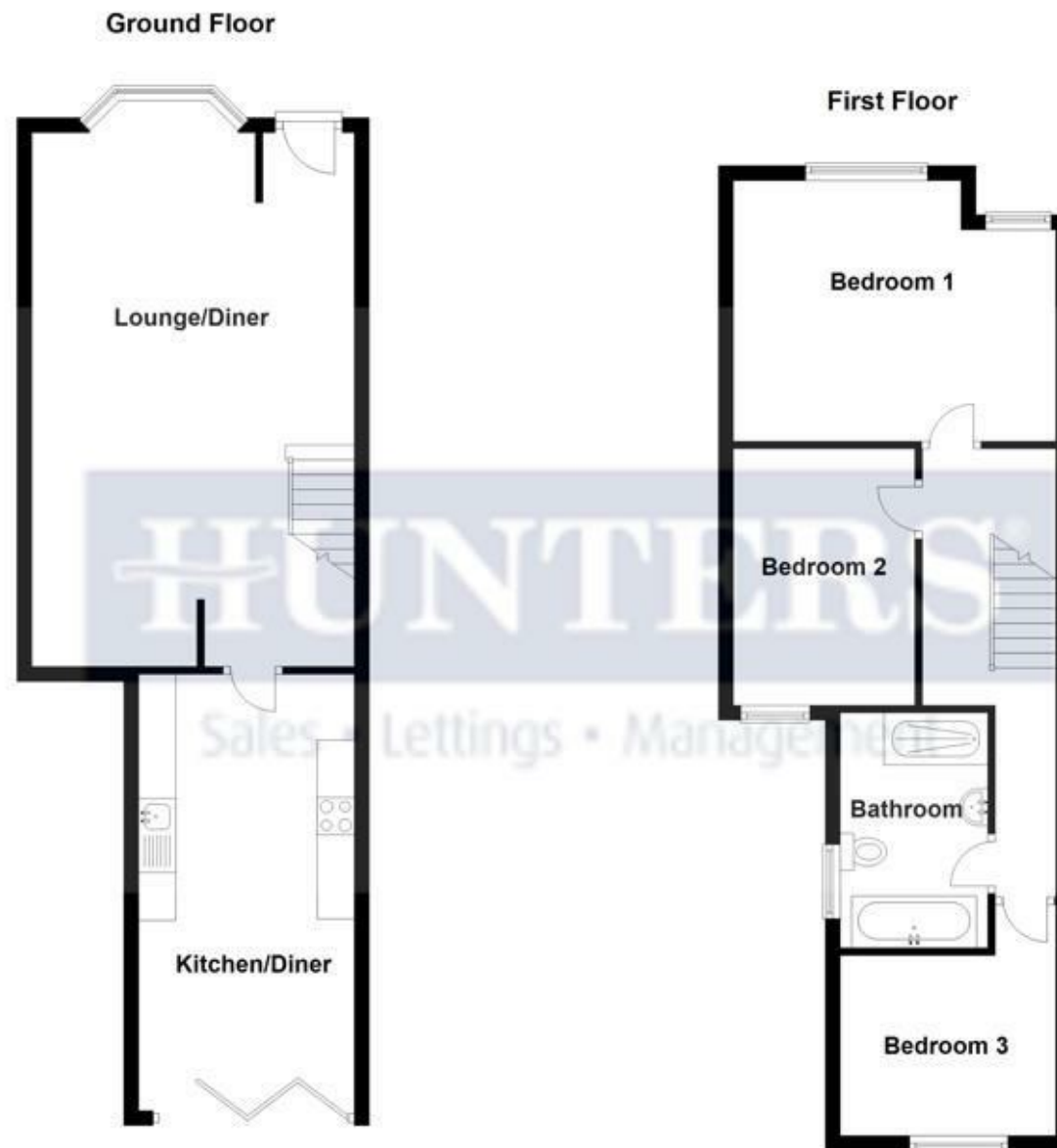
To the first floor are three comfortable double bedrooms, providing excellent accommodation for a family or sharers. The modern four-piece family bathroom benefits from both a bath and separate shower, offering a practical and well-appointed space.

Externally, the property benefits from a private rear garden, providing an ideal space for outdoor dining, entertaining or relaxing during the warmer months.

The location is particularly convenient for families, with Alexander McLeod Primary School close by. The surrounding area also offers an abundance of green open spaces, including the popular Abbey Woods and its historic ruins, providing scenic walking routes and recreational opportunities.

For commuters, the property is exceptionally well placed for transport, with Abbey Wood Station approximately 300 metres away.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	63	
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		

THROUGH LOUNGE

23'7 x 14'3

KITCHEN/DINER

19'3 x 9'6

LANDING

BEDROOM ONE

14'4 x 11'6

BEDROOM TWO

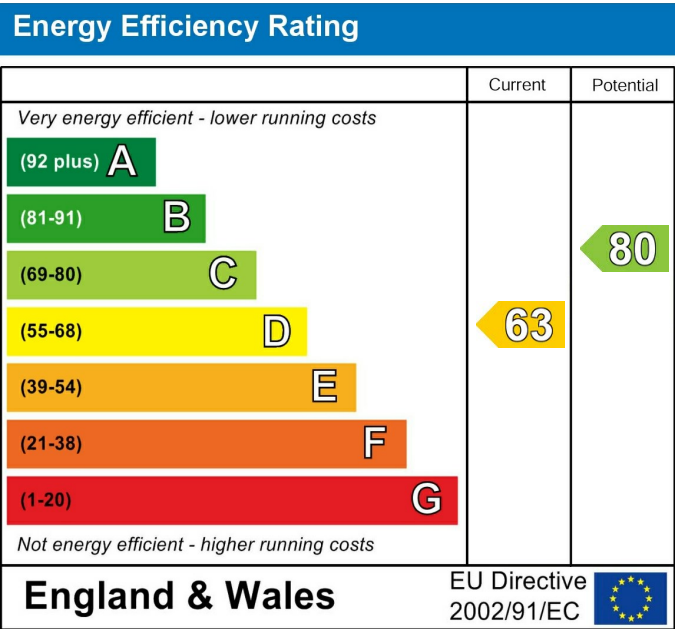
12'8 x 8'8

BEDROOM THREE

9'7 x 9'3

BATHROOM

GARDEN



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.









