



HUNTERS[®]
HERE TO GET *you* THERE

36 Commonwealth Way, London, SE

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Guide Price £475,000 - £500,000

Commonwealth Way is one of those quiet, well-established streets that families tend to put down. A house from the circa 1930s is a fine example of why. It has the kind of solid, characterful bones that offer plenty of room to grow into and make your own.

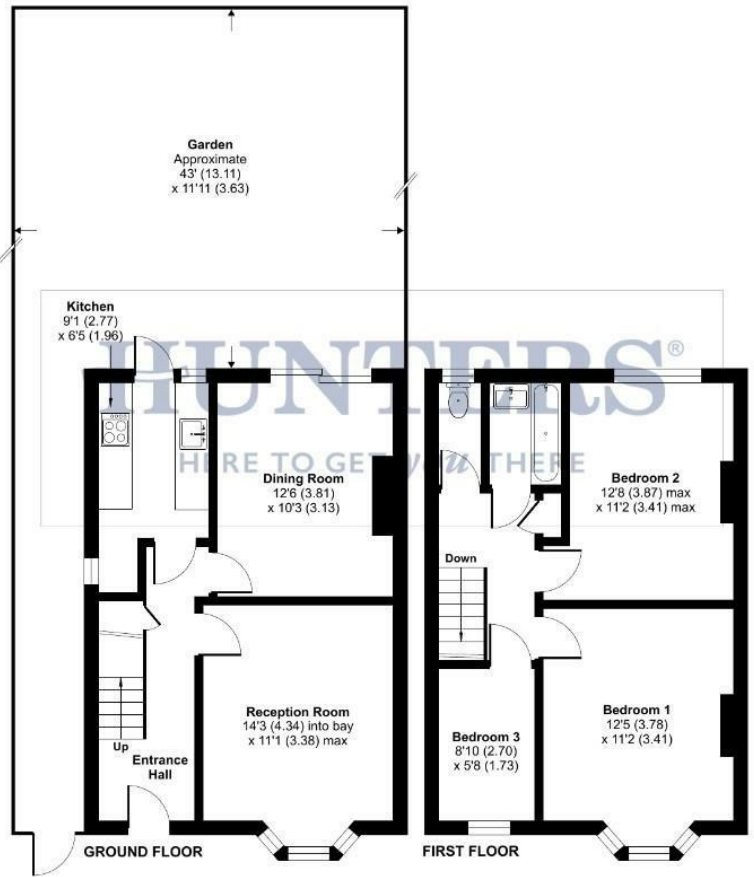
Inside, the layout is generous and practical. Two reception rooms give you flexibility, while the fitted kitchen and south-facing tiered garden that really comes into its own on sunny afternoons. Because the property is on a side street, there are no rear neighbours overlooking the garden, just greenery and birdsong, and a genuine sense of peace hard to come by.

Upstairs there are three bedrooms in total: two comfortable doubles and a single that has just been redecorated, making it genuinely ready to use straight away as a child's room, home office, or guest room. A separate WC rounds off the first floor. Side access adds further practicality, making it easy to move in and out of the property without going through the house, useful for everything from bringing bikes in, to garden work. The property offers excellent potential for a loft conversion, subject to the necessary planning permissions and building regulations, an exciting opportunity to create additional living space.

Location-wise, it's hard to fault. Alexander McLeod Primary School, rated Outstanding by Ofsted, is just a short walk. Abbey Woods is close by for weekend walks and open-air recreation. For commuters, Abbey Wood Station on the Elizabeth Line puts the West End, the City, and Heathrow all within straightforward reach, Canary Wharf is a short walk from Bond Street under 25, and the City is equally accessible, all without needing to change trains.

Early viewing is highly recommended.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyhealth. REF: 1270745

ENTRANCE HALL

RECEPTION ROOM

14'2" x 11'1"

DINING ROOM

12'5" x 10'3"

KITCHEN

9'1" x 6'5"

BEDROOM 1

12'4" x 11'2"

BEDROOM 2

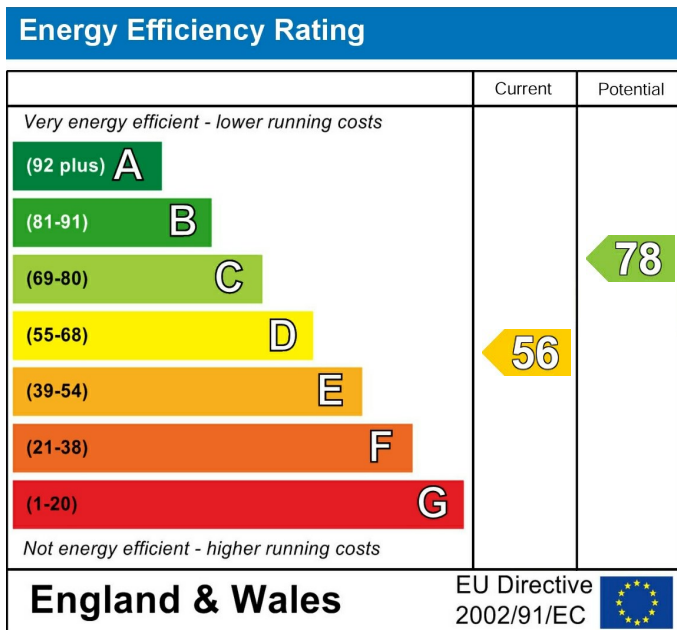
12'8" x 11'2"

BEDROOM 3

8'10" x 5'8"

GARDEN

43'0" x 11'10"



These particulars
but no responsibility
constitute an offer
(including central
are advised to sat
unoccupied at an
off/disconnected
approximate. If yo
value of your prop
and marketing ad
offices we can arr
estate agents.









