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HERE TO GET *you* THERE

Flat 53, Starling Court 1 Nest Way, London, SE2 9FJ

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Guide Price £415,000-£430,000

Situated on the Desirable Southmere Lake Development, this purpose-built apartment offers a perfect blend of modern living and convenience. With two spacious double bedrooms, including a well-appointed en suite, this property is ideal for professionals or small families seeking comfort and style. The additional family bathroom ensures ample facilities for all residents.

One of the standout features of this apartment is the generous balcony, providing a lovely outdoor space to relax and enjoy the fresh air. The open-plan living area is bathed in natural light, thanks to large windows that frame delightful views of the surrounding area. This space is perfect for entertaining guests or simply unwinding after a long day.

Residents will benefit from a concierge service, adding an extra layer of convenience to daily life. The location is particularly advantageous for commuters, being just 0.5 miles from Abbey Wood station, which offers access to the Elizabeth Line, making travel to the city effortless.

Southmere Lake is just a stone's throw away, providing a picturesque setting for leisurely walks or outdoor activities. The local amenities are plentiful, with a variety of cafes, gyms, and workspace areas nearby, catering to all your lifestyle needs. For those who appreciate nature, Lesnes Abbey Woods is also within easy reach, offering a tranquil escape from the hustle and bustle of city life.

This apartment truly represents an excellent opportunity for anyone looking to enjoy the best of both urban and suburban living in London.

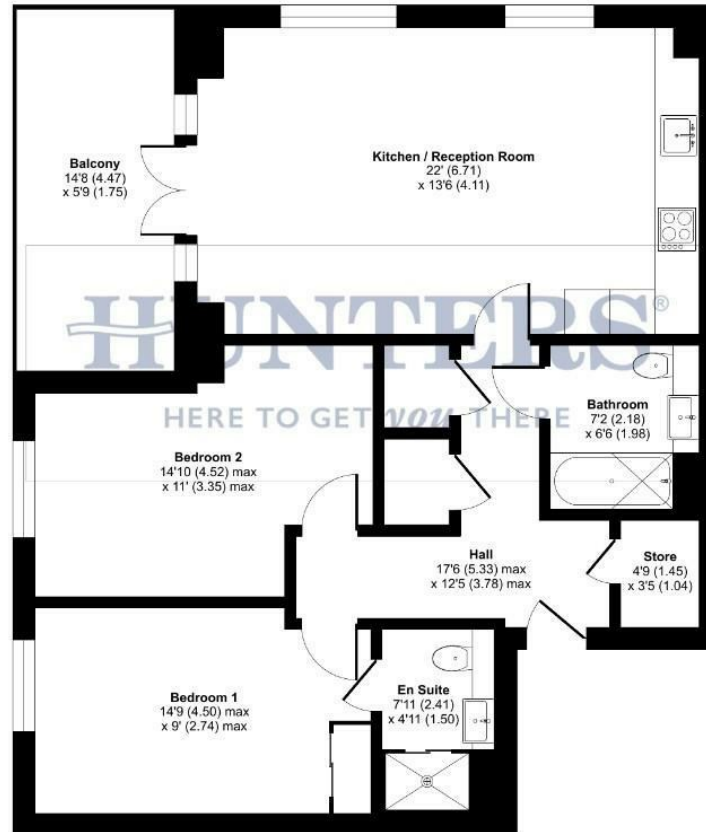
GUIDE PRICE £415,000-£430,000

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
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Nest Way, London, SE2

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



SIXTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1484441

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

COMMUNAL ENTRANCE WITH LIFT

ENTRANCE HALL PLUS STORE CUPBOARD

17'5" x 12'4" plus 4'9 x 3'5

RECEPTION/KITCHEN ROOM

22' x 13'6

BALCONY

14'8 x 5'9

BEDROOM ONE

14'9 x 9'

EN SUITE

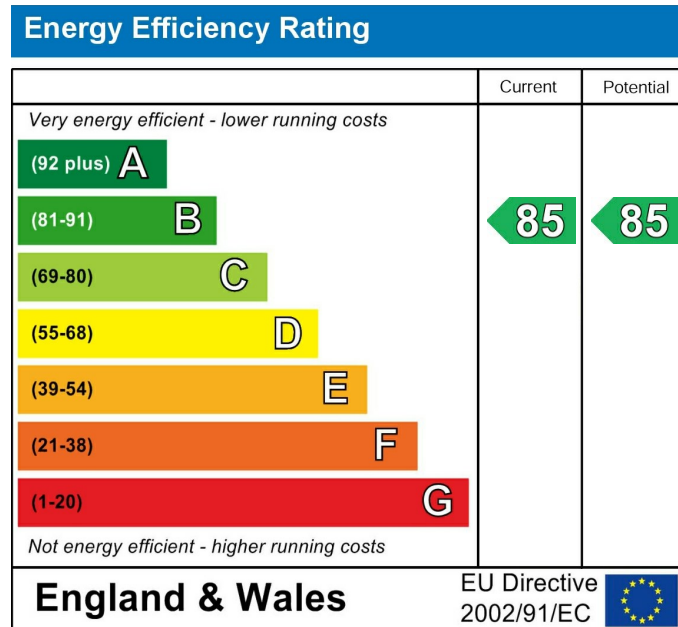
7'11 x 4'11

BEDROOM TWO

14'10 x 11'

BATHROOM

7'2 x 6'6



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.



