



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Flat 11, 1 Chantry Close, Abbey Wood, London, SE2 9NU

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£1,700 Per Calendar Month

Situated in an exceptionally convenient location just moments from Abbey Wood station, this well-positioned two-bedroom flat offers excellent access to the Elizabeth line and a range of local amenities.

The property comprises a welcoming open plan reception room and fitted kitchen, two bedrooms and a bathroom, providing comfortable and practical accommodation for a couple, small family or professional sharers. The principle bedroom also benefits from an en-suite shower room.

Abbey Wood station is right on the doorstep, offering fast and direct Elizabeth line connections into Canary Wharf, Liverpool Street and central London, making this an ideal choice for commuters.

Hunters Abbey Wood Lettings 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
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**Floor Plan**

| Energy Efficiency Rating                    |         |                         |  |
|---------------------------------------------|---------|-------------------------|--|
|                                             | Current | Potential               |  |
| Very energy efficient - lower running costs |         |                         |  |
| (92 plus) <b>A</b>                          |         |                         |  |
| (81-91) <b>B</b>                            |         |                         |  |
| (69-80) <b>C</b>                            |         |                         |  |
| (55-68) <b>D</b>                            |         |                         |  |
| (39-54) <b>E</b>                            |         |                         |  |
| (21-38) <b>F</b>                            |         |                         |  |
| (1-20) <b>G</b>                             |         |                         |  |
| Not energy efficient - higher running costs |         |                         |  |
|                                             | 78      | 83                      |  |
| England & Wales                             |         | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |  |
|-----------------------------------------------------------------|---------|-------------------------|--|
|                                                                 | Current | Potential               |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |  |
| (92 plus) <b>A</b>                                              |         |                         |  |
| (81-91) <b>B</b>                                                |         |                         |  |
| (69-80) <b>C</b>                                                |         |                         |  |
| (55-68) <b>D</b>                                                |         |                         |  |
| (39-54) <b>E</b>                                                |         |                         |  |
| (21-38) <b>F</b>                                                |         |                         |  |
| (1-20) <b>G</b>                                                 |         |                         |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |  |
|                                                                 | 72      | 74                      |  |
| England & Wales                                                 |         | EU Directive 2002/91/EC |  |

ENTRANCE HALL

BEDROOM 1

12'9" x 8'2"

EN-SUITE

7'2" x 3'3"

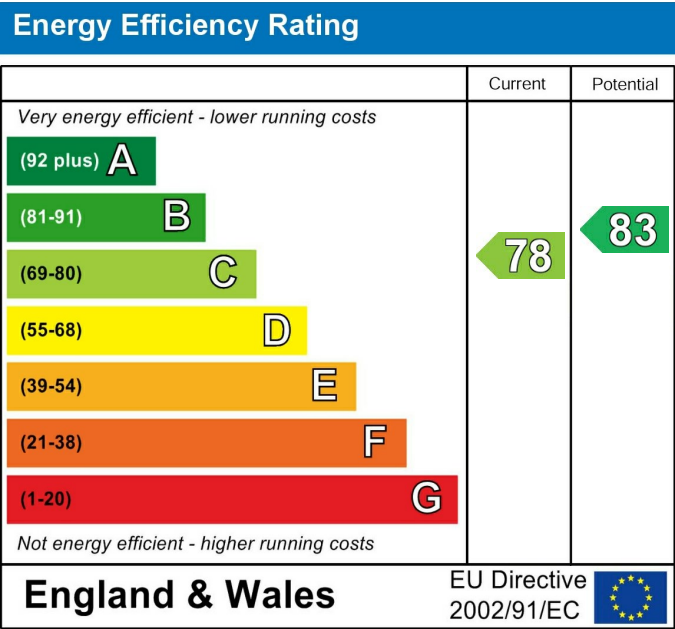
BATHROOM

7'9" x 6'10"

BEDROOM 2

11'9" x 10'5"

KITCHEN / LIVING ROOM



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.







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