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111 Abbey Grove, Abbey Wood, London, SE2 9EW

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Guide Price £475,000 - £500,000

Situated on the popular Co Op Estate, this beautifully presented two-bedroom Victorian-style terraced home effortlessly combines period character with contemporary living. Ideally located just 0.4 miles from Abbey Wood Station, offering Elizabeth Line, Southeastern and Thameslink services, as well as numerous bus routes, the property is superbly connected for commuters.

The ground floor features a spacious through lounge, with two Victorian-style cast iron fireplaces and wooden flooring adding warmth, charm and character. To the rear, the impressive kitchen and breakfast room extension is flooded with natural light from roof windows and benefits from integrated appliances and French doors opening onto the garden, creating a bright and welcoming space for everyday living and entertaining.

A useful dedicated laundry/utility area provides convenient space for both a washing machine and tumble dryer.

Upstairs are two generous bedrooms and a family bathroom, while a Sun Tunnel above the stairs on the first-floor landing brings further natural light into the home.

The approximately 90-foot rear garden is a particular highlight, beautifully established and offering a variety of spaces for both entertaining and relaxing. Towards the rear, a charming seating area beneath a natural canopy of established grape vines creates a secluded and atmospheric setting for alfresco dining or evening drinks. There is ample space for summer entertaining.

Offered with no onward chain, the property is ideally positioned for local shops, amenities and primary schools, with Lesnes Abbey Woods also close by.

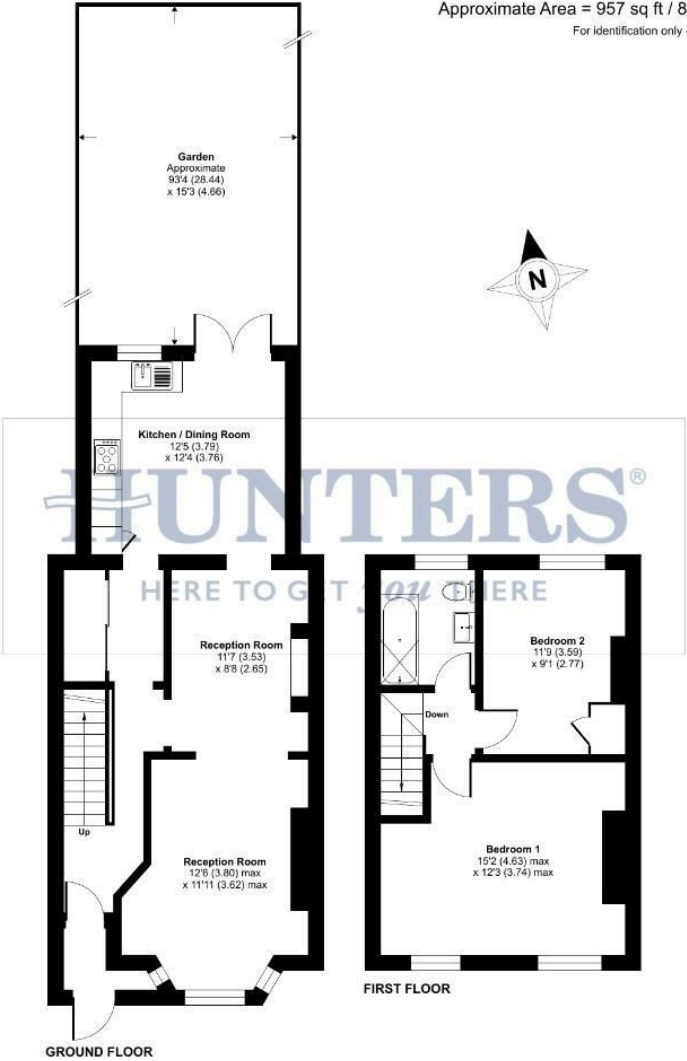
A beautifully presented home combining Victorian character, contemporary living and a stunningly established 90ft garden, all set within a highly convenient and well-connected location.

With its attractive period features, thoughtfully extended living space and wonderfully established outdoor areas, this is a home that offers both character and practicality in equal measure.

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Approximate Area = 957 sq ft / 88.9 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). © richcom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1467652

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		
	75	83
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		

ENTRANCE HALL

LOUNGE
12'6 x 11'11

RECEPTION TWO
11'7 x 8'8

KITCHEN/DINER
12'5 x 12'4

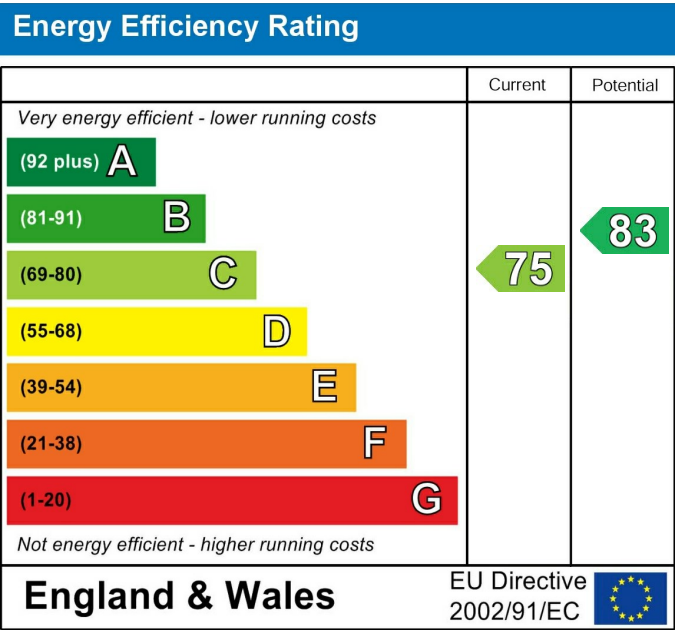
LANDING

BEDROOM ONE
15'2 x 12'3

BEDROOM TWO
11'9 x 9'1

BATHROOM

REAR GARDEN
93'4 x 15'3



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.



