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Flat 20 Starling Court, 1 Nest Way, London, SE2 9FJ

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Guide Price £400,000 - £425,000

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Set within the sought-after Southmere development in Abbey Wood, this superb two-bedroom second-floor apartment offers stylish and contemporary living throughout, with an impressive open-plan kitchen and reception room, private balcony and excellent transport connections.

The property is presented in superb condition and features a sleek modern interior, underfloor heating and a high-quality fitted kitchen with integrated appliances. The generous open-plan living space provides an excellent area for both relaxing and entertaining, with direct access onto a private balcony.

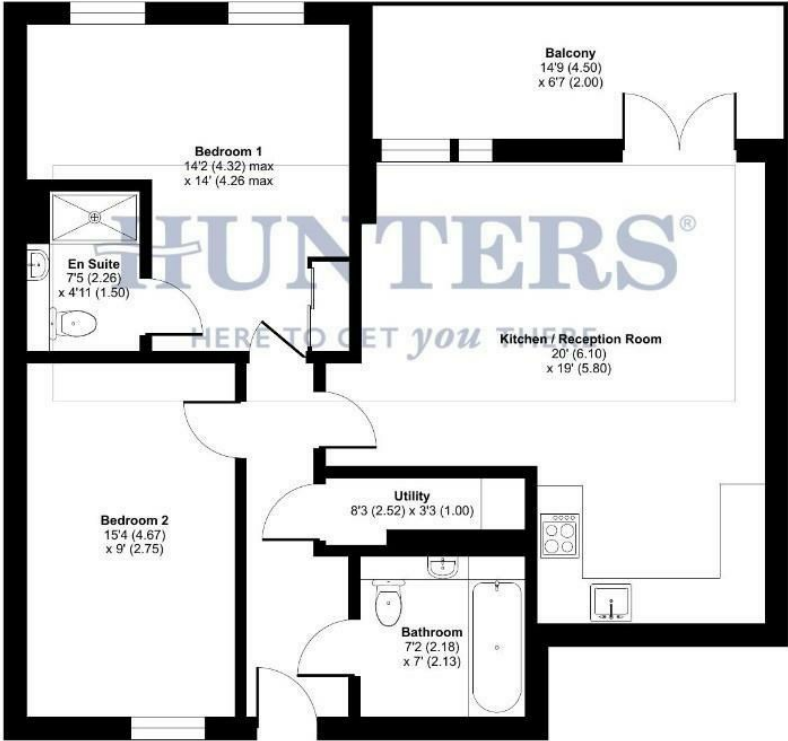
There are two well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, alongside a further contemporary family bathroom. A useful utility room provides additional practical storage and functionality.

Residents of Southmere also benefit from concierge services, while the development is ideally positioned for local amenities and transport links. Abbey Wood station is within easy reach, providing fast Elizabeth line services towards Canary Wharf, Liverpool Street, Tottenham Court Road and Paddington, making this an excellent choice for commuters.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

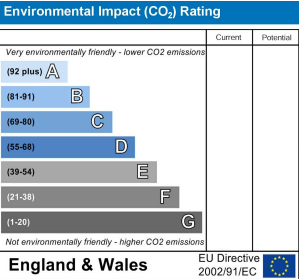
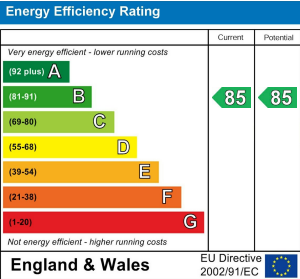
Nest Way, London, SE2

Approximate Area = 810 sq ft / 75.2 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1515324



ENTRANCE HALL

BATHROOM

7'1" x 6'11"

UTILITY

8'3" x 3'3"

BEDROOM 1

14'2" x 13'11"

EN-SUITE

7'4" x 4'11"

BEDROOM 2

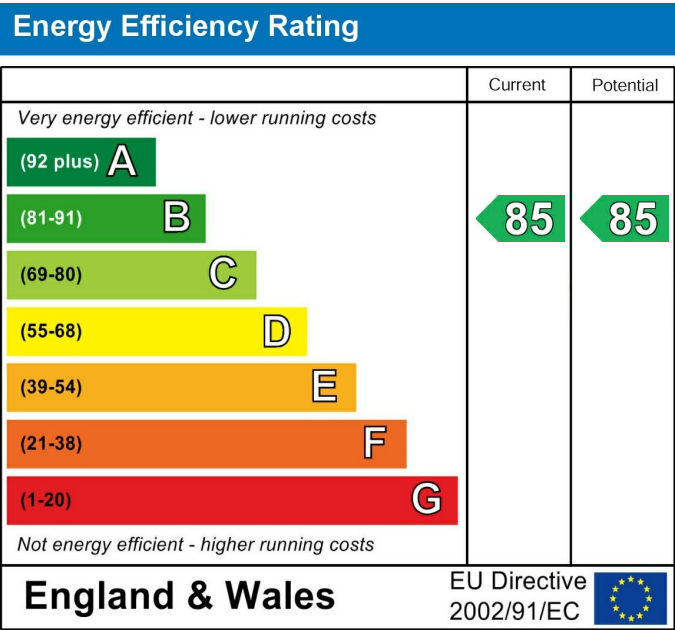
15'3" x 9'0"

KITCHEN / LIVING ROOM

20'0" x 19'0"

BALCONY

14'9" 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.









