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Flat 69, Crane Court 2 Kite Close, London, SE2 9FB

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## Guide Price £350,000

GUIDE PRICE £350,000 - £375,000

A beautifully presented one-bedroom 10th floor apartment, offered to the market chain free and in immaculate condition throughout, located in the sought-after Crane Court.

This superb flat is perfect for first-time buyers, professionals or investors, offering bright and well-proportioned accommodation finished to an excellent standard. The spacious living room provides a comfortable entertaining space and opens onto a private balcony, where you can enjoy stunning elevated views towards Canary Wharf and the lake.

The property further benefits from a well-appointed modern kitchen, a generous double bedroom, a stylish bathroom, useful internal storage and a welcoming entrance hall. Presented in perfect condition, the apartment is ready for immediate occupation with no work required.

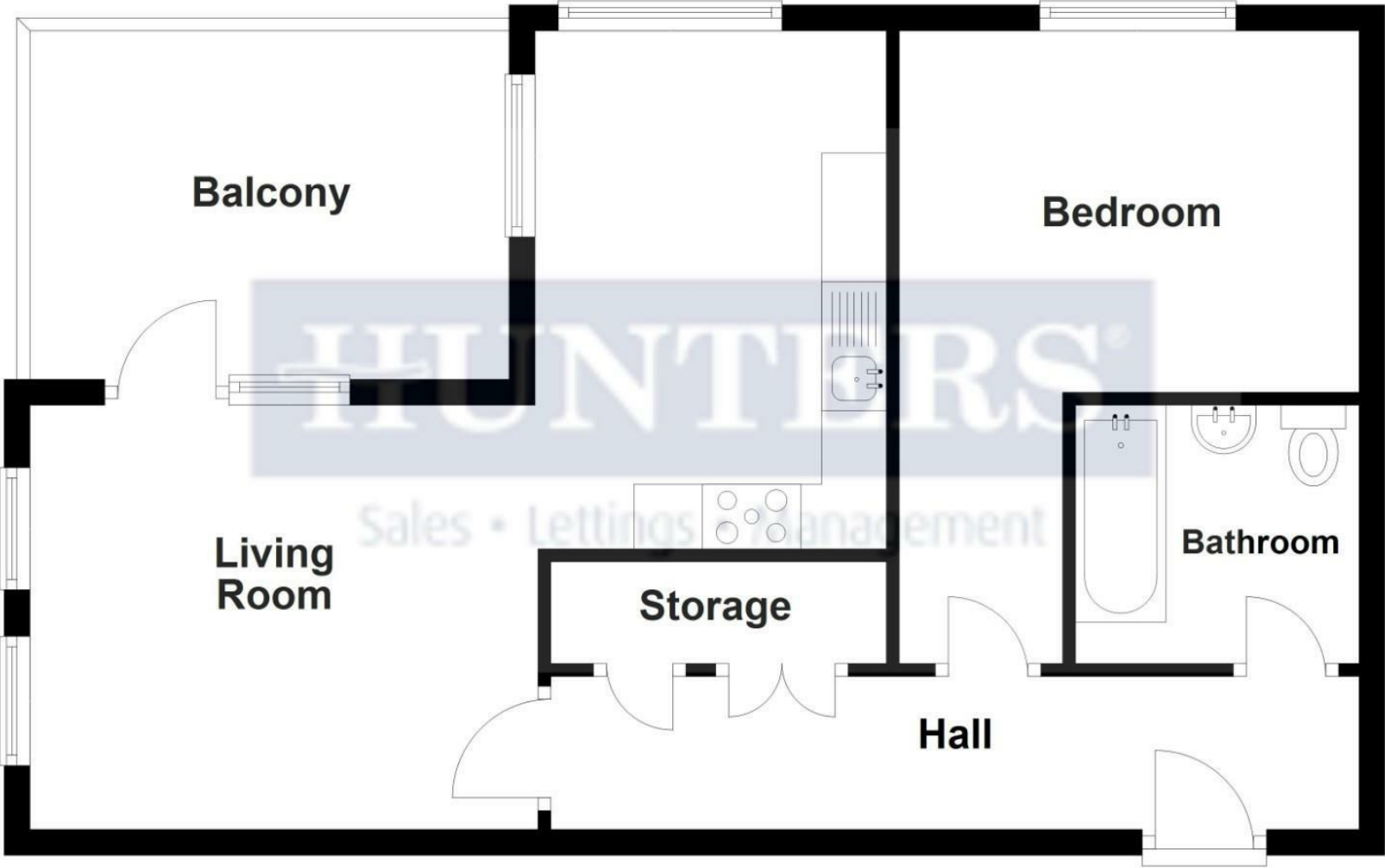
Being sold chain free, this is an ideal opportunity for a smooth and hassle-free purchase.

Crane Court is conveniently positioned in Abbey Wood, well placed for local amenities, green spaces and excellent transport links including Abbey Wood station with Elizabeth Line services, providing fast connections into Canary Wharf, the City and Central London.

Early viewing is highly recommended.

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Ground Floor



| 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 |                         |           |
| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**ENTRANCE HALL**

20'6" x 3'10"

**BATHROOM**

7'2" x 6'7"

**LIVING ROOM**

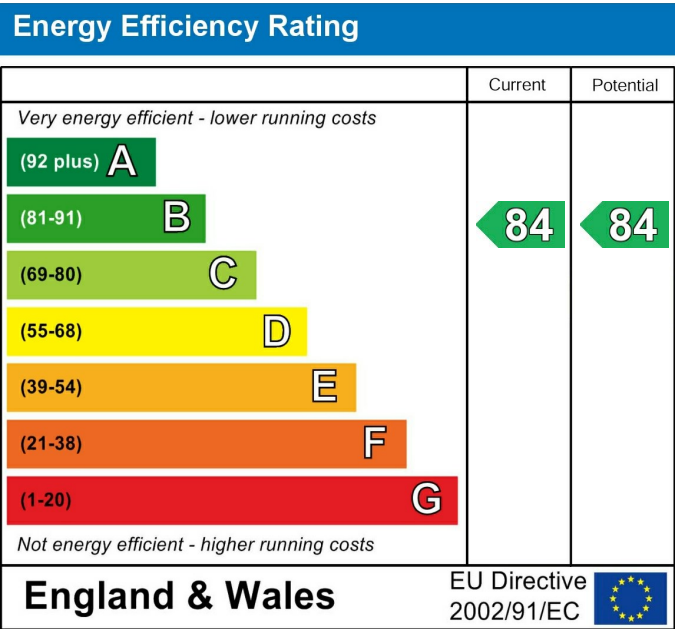
12'10" x 10'11"

**KITCHEN**

8'11" x 13'1"

**BEDROOM**

11'8" x 16'0"



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.









