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7 Bailey Close, West Thamesmead, SE28 0NW

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Guide Price £275,000-£300,000

Situated within a sought-after gated development in West Thamesmead, this spacious two-bedroom ground floor apartment offers well-proportioned accommodation, a private garden, and allocated parking, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Accessed via secure entrance gates, the property boasts two generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom serves the remainder of the home, providing convenience for residents and guests alike.

The heart of the property is the impressive lounge/dining room, offering ample space for both relaxation and entertaining. The accommodation throughout is bright, spacious, and thoughtfully arranged to suit modern living.

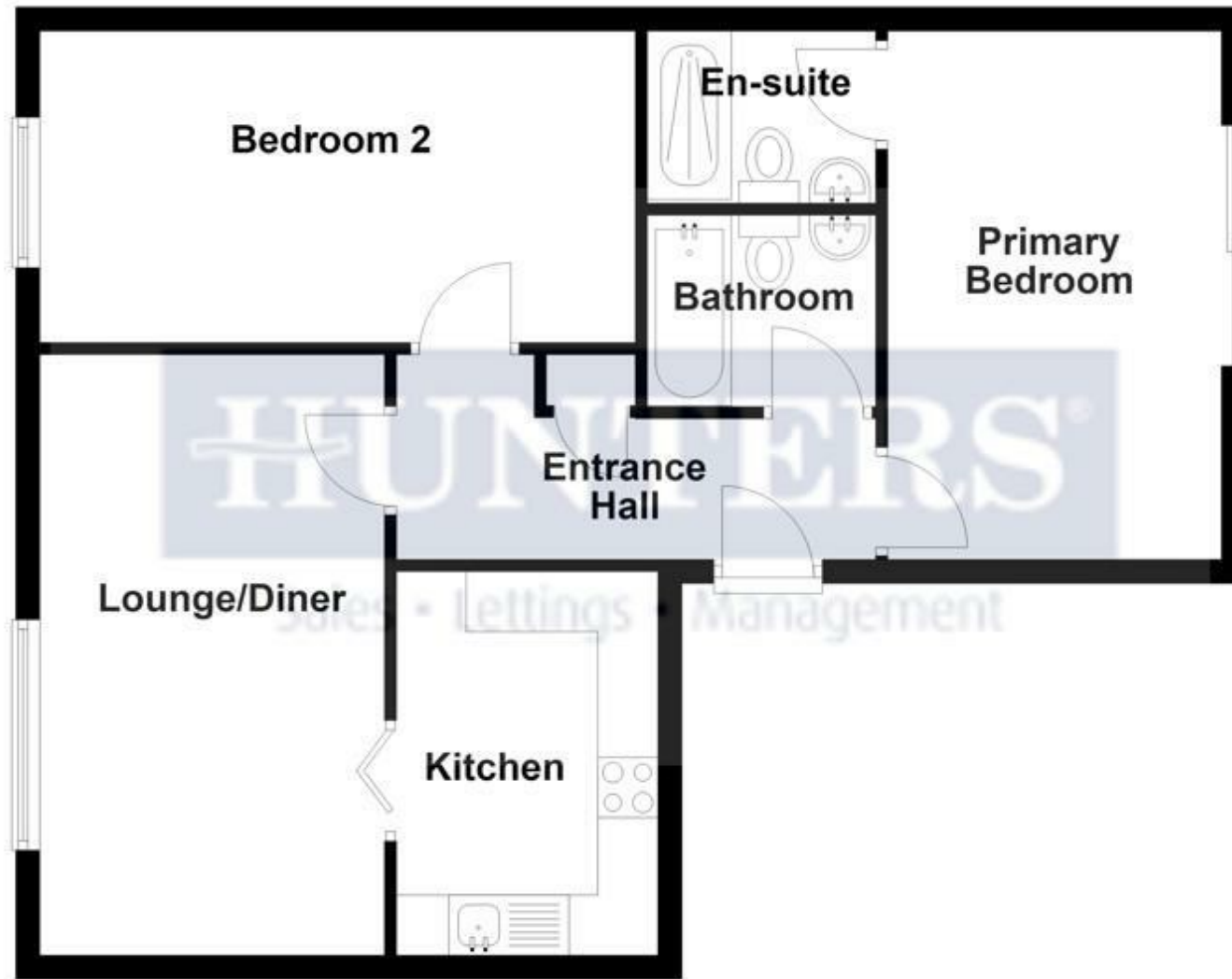
Externally, the property enjoys a low-maintenance private garden, perfect for outdoor dining or unwinding during the warmer months. An allocated parking space further enhances the practicality of this attractive home.

Ideally located, the property is within easy reach of Gallions Reach Playground, the scenic Thames Path, and the highly regarded Discovery Primary School. Excellent transport connections are available via local bus routes providing access to Woolwich Station for the Elizabeth Line, Woolwich Arsenal Station for Southeastern, Thameslink and DLR services, as well as links to Charlton, Blackheath and Lewisham.

Offering generous living space, secure surroundings, and excellent local amenities, this fantastic apartment presents a wonderful opportunity to acquire a home in this popular riverside location.

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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	

**COMMUNAL ENTRANCE**

**ENTRANCE HALL**

**LOUNGE/DINER**

16'5 x 9'5

**KITCHEN**

9'1 x 7'2

**PRIMARY BEDROOM**

16'0 x 9'1

**EN SUITE**

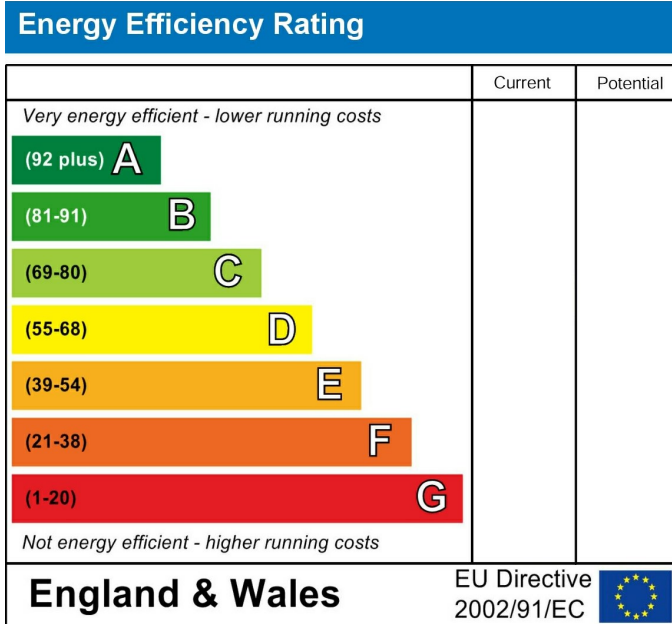
**BEDROOM TWO**

16'3 x 8'6

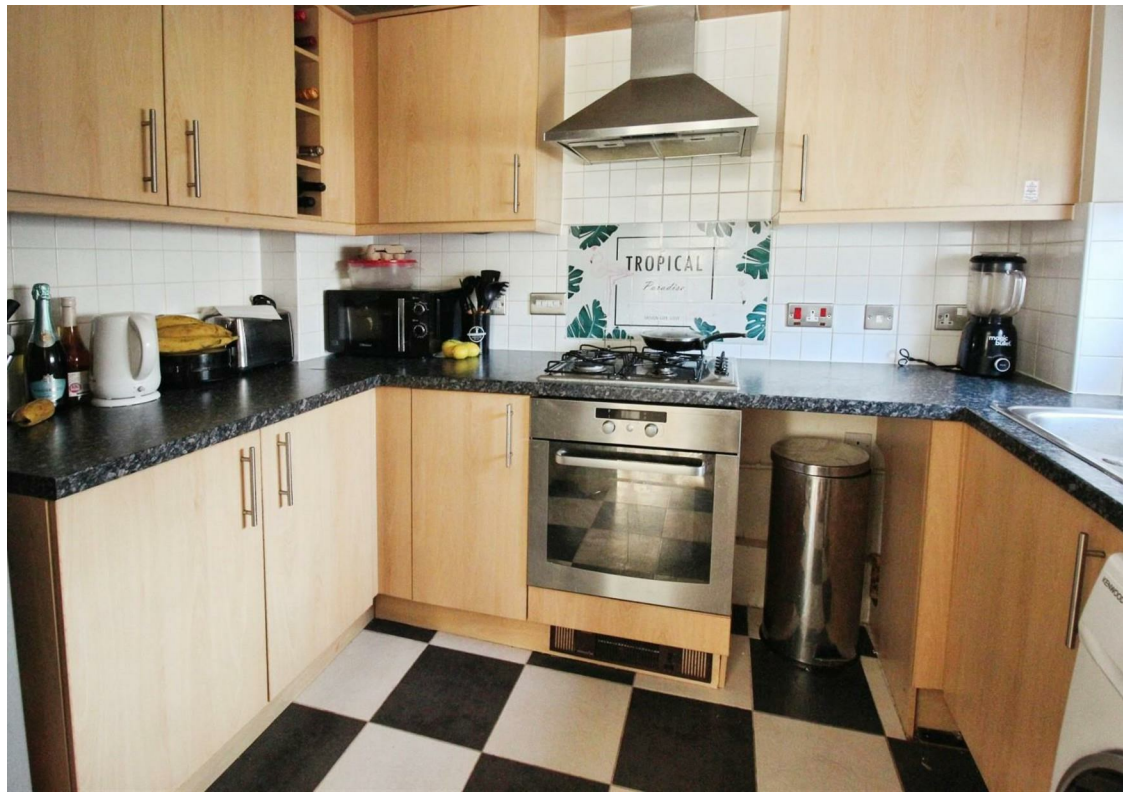
**BATHROOM**

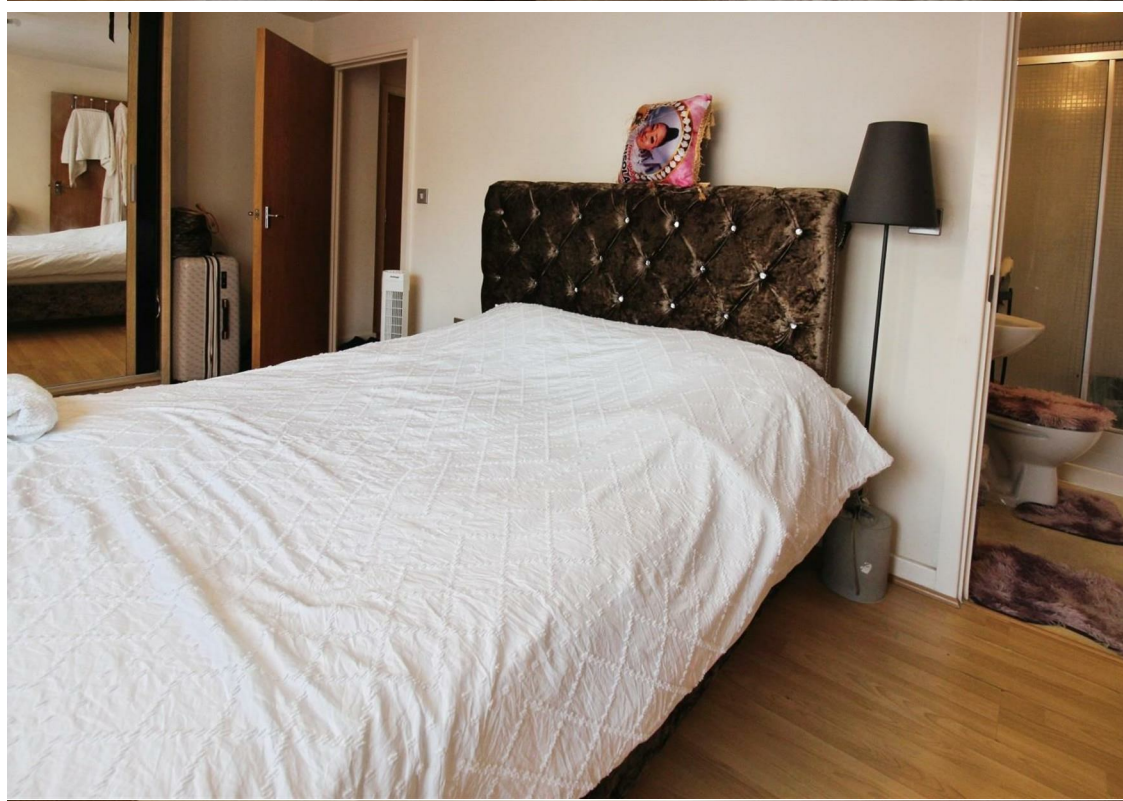
**GARDEN**

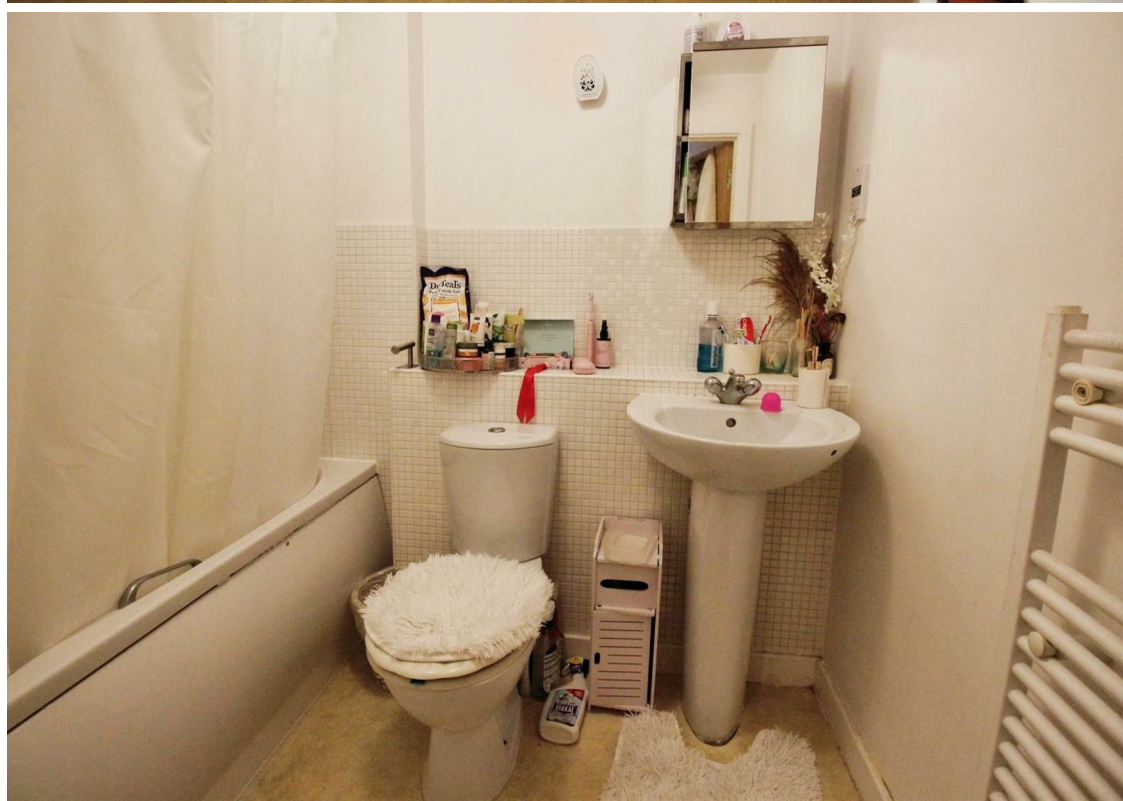
**ALLOCATED PARKING SPACE**



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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