



**HUNTERS**<sup>®</sup>  
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152 Sewell Road, London, SE2 9DH

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Guide Price £180,000

£180,000-£190,000 Guide. Offered for sale with no onward chain, this spacious one-bedroom first floor flat presents an excellent opportunity for both first-time buyers and buy-to-let investors. Requiring a degree of refurbishment, the property offers fantastic scope for improvement, allowing the new owner to update and personalise the space to their own style while adding value.

The accommodation comprises a generously sized living room with ample natural light, a well-proportioned double bedroom, a separate kitchen, and a bathroom. The layout is practical and offers a comfortable living space with plenty of potential to enhance.

Conveniently situated just over one mile from Abbey Wood Station, the property benefits from superb transport links including Southeastern and Thameslink services, as well as the highly regarded Elizabeth Line, providing fast and direct access into central London, Canary Wharf, and Heathrow. The area is also well served by regular bus routes.

Local amenities are within easy reach, including a range of shops, supermarkets, and medical facilities, ensuring day-to-day needs are well catered for.

This is an ideal purchase for those looking to step onto the property ladder or for investors seeking a project with strong rental potential in a well-connected and increasingly popular location.

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



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		
	72	73
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

**COMMUNAL ENTRANCE**

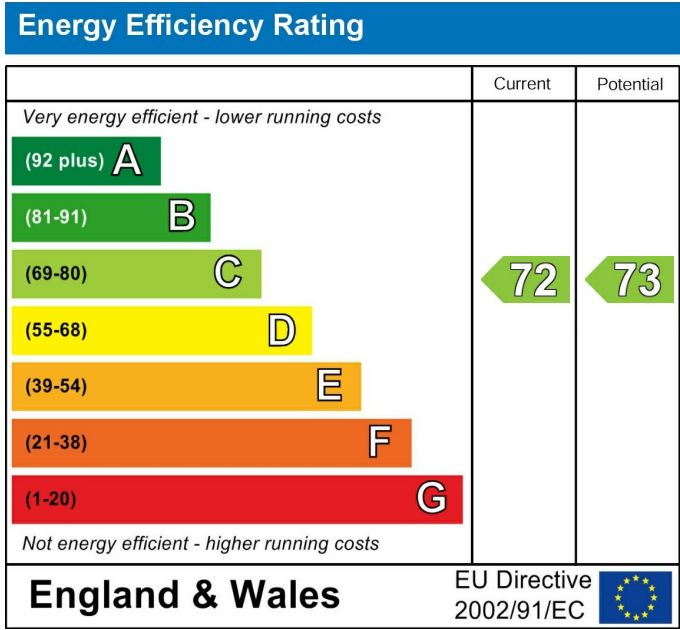
**ENTRANCE HALL**

**RECEPTION ROOM**

**KITCHEN**

**BEDROOM**

**BATHROOM**



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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