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Flat 30 Crane Court, 2 Kite Close, Abbey Wood, SE2 9FB

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Guide Price £300,000 - £325,000

A superb flat at amazing value. Located within the modern and highly sought-after Crane Court development in Abbey Wood is this beautifully presented one bedroom apartment, offering contemporary living in excellent condition throughout.

Built only a few years ago, the property boasts a stylish and modern finish with well-proportioned accommodation comprising a spacious open-plan kitchen/reception room, a generous double bedroom, modern bathroom, and a private balcony providing an ideal outdoor space to relax or entertain. The apartment further benefits from underfloor heating, creating a comfortable and efficient living environment all year round. If high end living in an up and coming area is your dream then look no further. This elegant property provides streamline access to London while linking residents to local green spaces. Lesness Abbey Woods is readily accessible assisting the balance of nature and urban living.

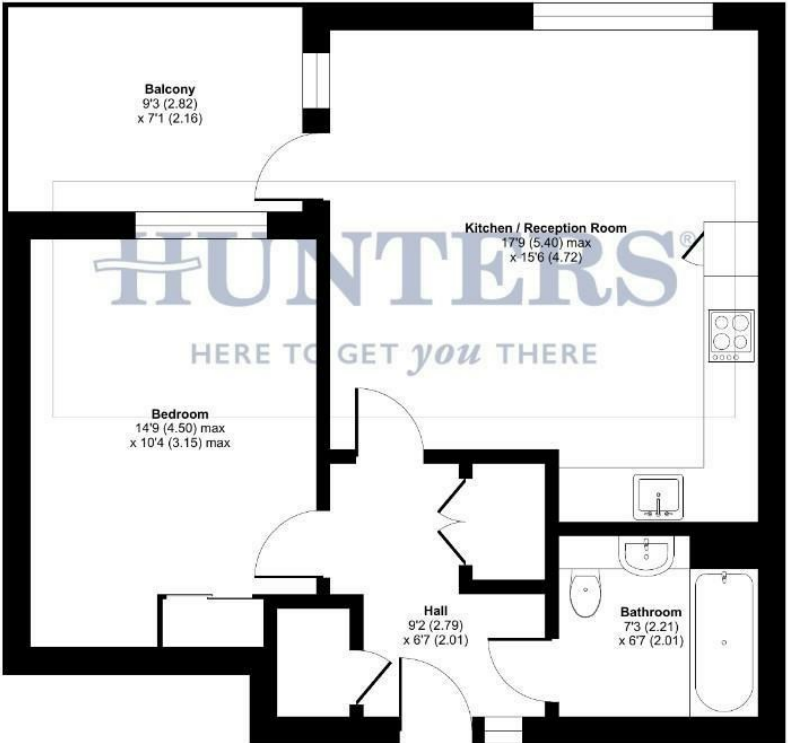
Perfect for first-time buyers, commuters or investors alike, the property is ideally located within 0.3 miles of Abbey Wood Station, providing excellent transport links via the Elizabeth Line with fast access into Central London, Canary Wharf and beyond. Residents also benefit from nearby shops, local amenities and green spaces.

Early viewing is highly recommended to fully appreciate the quality and convenience this wonderful apartment has to offer.

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Kite Close, London, SE2

Approximate Area = 550 sq ft / 51 sq m  
For identification only - Not to scale



THIRD 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: 1469066

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

ENTRANCE HALL

9'1" x 6'7"

KITCHEN / RECEPTION ROOM

17'8" x 15'5"

BEDROOM

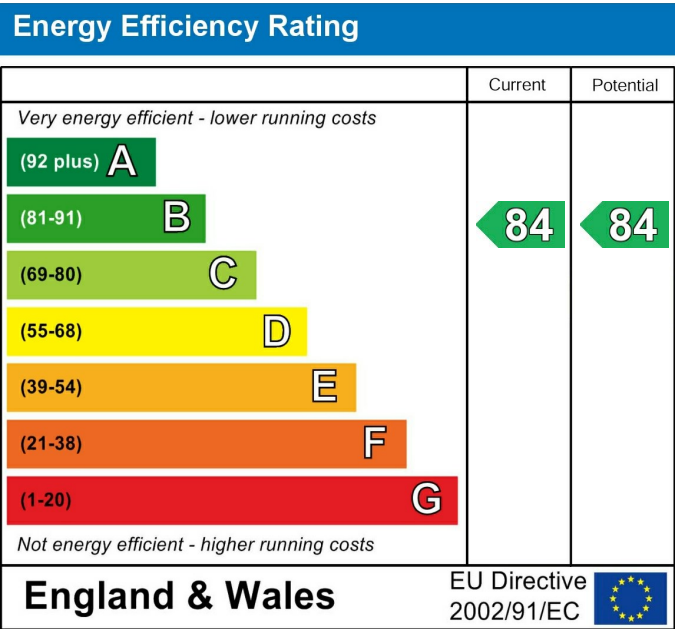
14'9" x 10'4"

BATHROOM

7'3" x 6'7"

BALCONY

9'3" x 7'1"



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.

