

TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee is made with respect to their condition or operation.



IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

2 Pickford Lane
Bexleyheath
DA7 4QW

020 8303 3338
bexleyheath@anthonymartin.co.uk
anthonymartin.co.uk

Asking Price
£290,000

Wickham Street Welling

Anthony Martin estate agents are delighted to offer to the market this **STUNNING** purpose built apartment with views overlooking the well known 'shoulder of mutton green'. The property has been refurbished to a **VERY HIGH** standard throughout allowing the next lucky owner to simply move in, unpack and enjoy their new home.

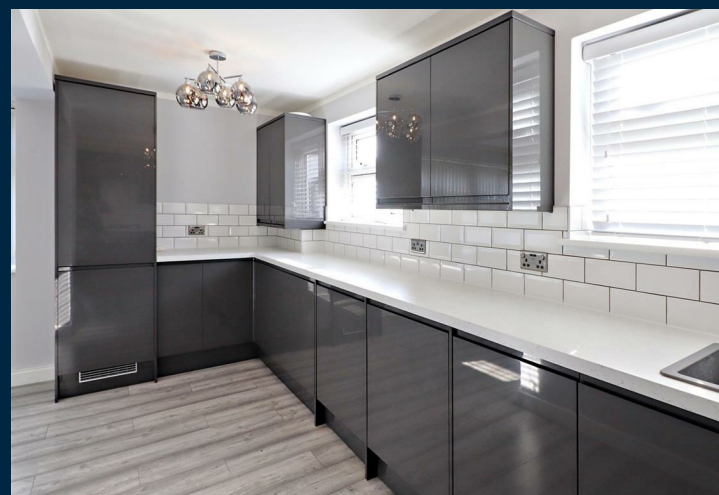
The property is located on the corner of Wickham Street and Peters Close, this is a great part of Welling giving easy access to local schools, shops and transport including being within walking distance to **WELLING TRIAN STATION**.

The property itself is located on the second floor, as soon as you walk through the door it gives a welcoming feeling and straight away you can see this isn't just any normal refurbishment. There has been great thought when working on the property from the clever coving design to the modern fitted internal doors.

The accommodation on offer comprises of entrance hall which is bright and airy and comes with a built in storage cupboard, the lounge/dining room is to the front of the property and is a very good size room, this is then open plan to the **MODERN FITTED** kitchen. Both bedrooms are good size double rooms and then the modern bathroom is back off the hallway.

Externally there are communal grounds surrounding the building and communal washing lines to the rear.

This property really does stand out from the crowd and must be viewed to fully appreciate so **CALL ANTHONY MARTIN** now to view!



- **Good 124 year lease remaining**
- **Spacious throughout**
- **Stunning condition**
- **Chain free**
- **Views of 'shoulder of mutton green'**
- **Two double bedrooms**
- **Large modern kitchen**
- **Call Anthony Martin to view**
- **Floor Area: 713 sq ft**
- **EPC Rating: D**

