



**St. Johns Road, Welling**  
**£330,000 Leasehold**

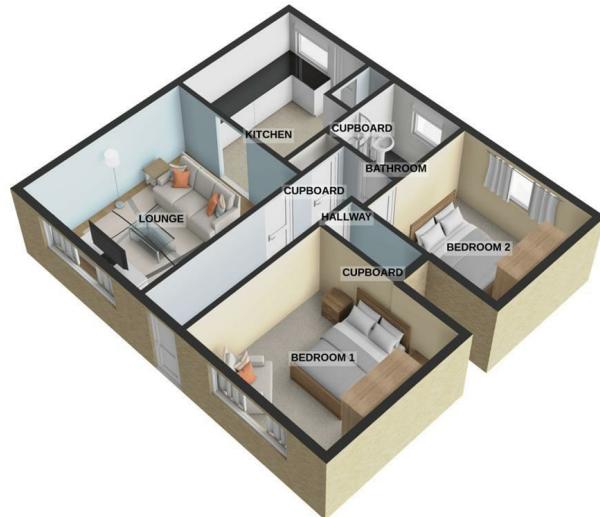


Located nearby to Welling High Street is this spacious two-bedroom ground-floor maisonette with a private rear patio garden and off-street parking to the front. The property is well presented throughout and benefits from having double-glazed windows ( installed 2023 ) and a gas central heating system ( new boiler installed 2021 )

EPC Band C | Council Tax Band B | Leasehold - 125 years from September 1993 - 93 Years remaining



GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

hallway 17'9 x 3'9 (5.41m x 1.14m)

lounge 13'8 x 12'0 (4.17m x 3.66m)

kitchen 10'7 x 10'4 (3.23m x 3.15m)

bedroom one 11'9 x 11'4 (3.58m x 3.45m)

bedroom two 11'0 x 9'9 (3.35m x 2.97m)

bathroom 6'8 x 6'4 (2.03m x 1.93m)

rear garden 21' approx (6.40m approx )

off street parking to front

