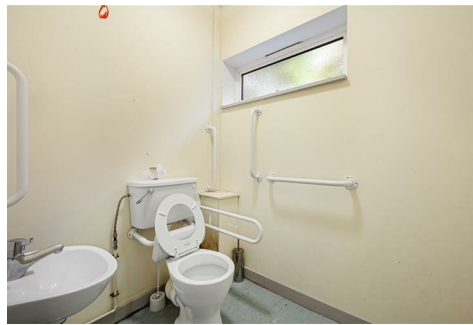


# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Wellmeadow Road, London, SE6 1HP**

**Former Dance Studio  
Two Main studios/Rooms  
1800 sq ft  
Full Air Conditioning  
Available Now  
Class E**

**£2,500 Per Month**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

**Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)**

**[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)**

This fantastic opportunity to rent this large former dance studio located to the rear of a popular residential Road in Catford, the unit comprises of two main dance studios, male, female and disabled toilets and a private front garden. Demand will be high, view now to avoid disappointment

EPC Rating: B

### Wellmeadow Road, SE6

Approximate Gross Internal Area = 167.8 sq m / 1806 sq ft

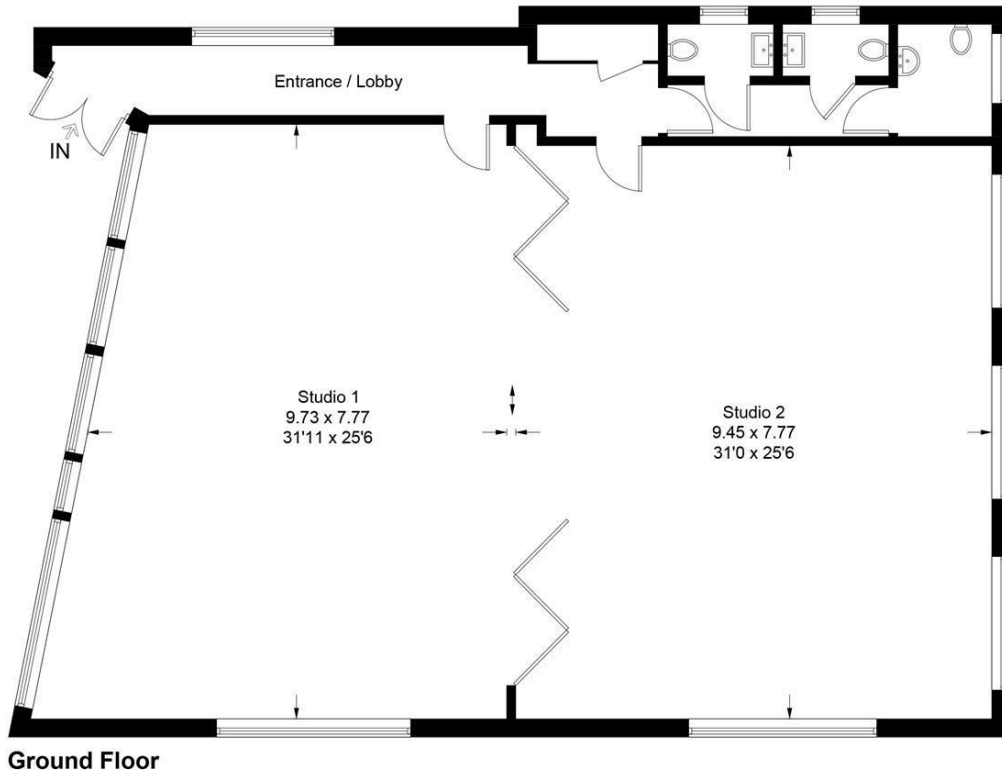
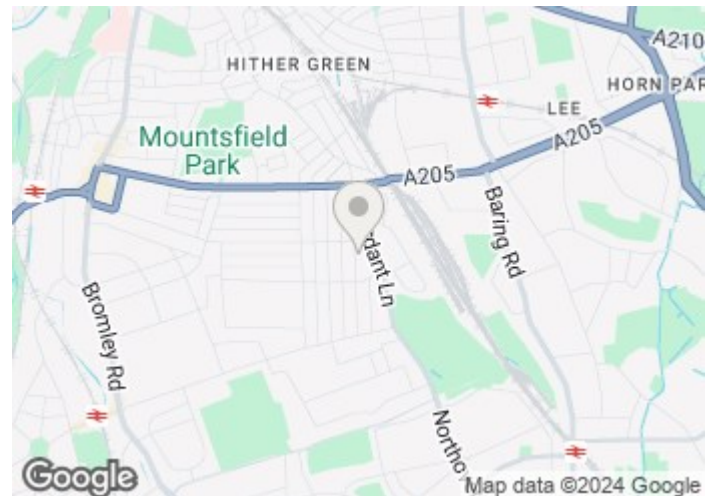


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123720)

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



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Current rateable value (1 April 2023 to present)

£15,000

## Wellmeadow Road, SE6

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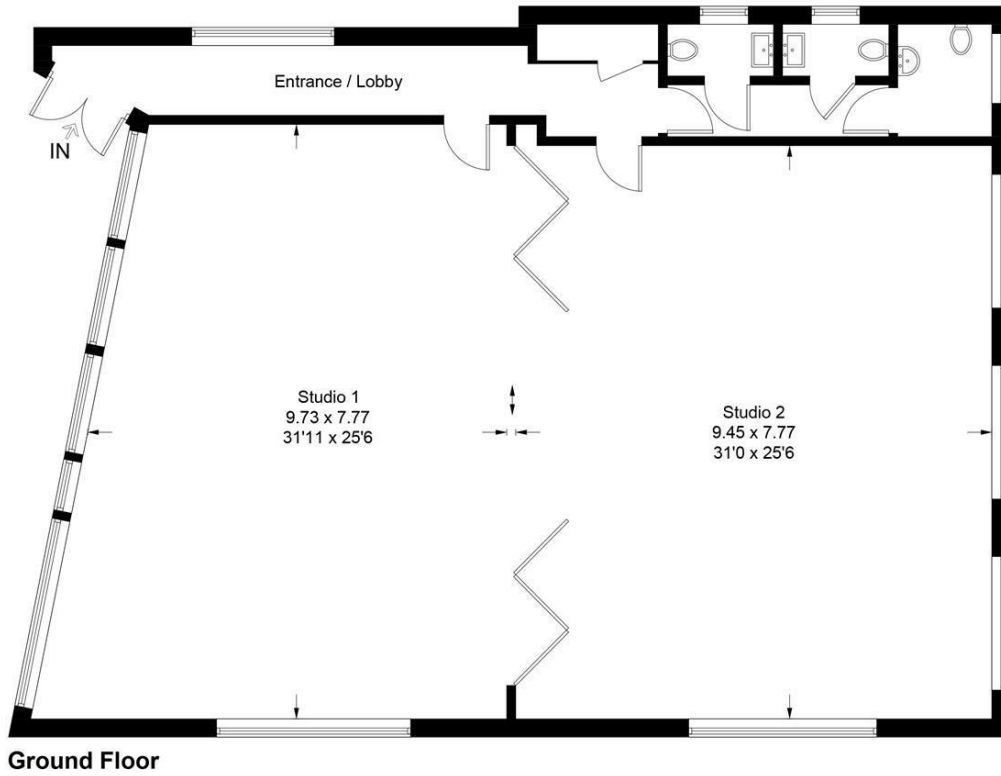
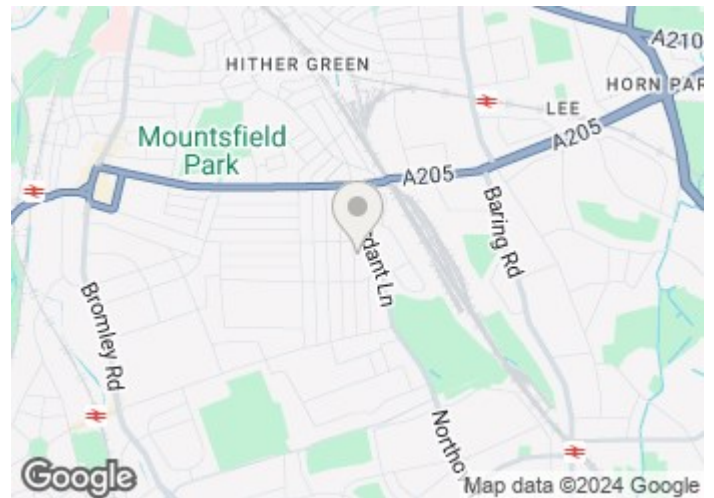


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