



Wells Way, SE5 | Guide Price £450,000

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In General

- Two double bedrooms
- Private garden
- Chain free
- Parking
- Opposite from Burgess Park
- Excellent transport links

In Detail

**** Guide Price £450,000 - £475,000 **** A well proportioned two bedroom garden flat offering generous living space and a fantastic south facing private patio, ideally located on the doorstep of Burgess Park.

This bright and airy home boasts 777 sq ft of space, featuring a large separate kitchen-diner, a spacious reception room, two well sized double bedrooms with built-in storage, and a modern family bathroom. Triple aspect windows flood the property with natural light, while ample storage and off street parking add to the convenience.

Set back from the road, the flat enjoys a peaceful setting while benefiting from the vibrant surroundings of Camberwell and Peckham. You'll find a fantastic selection of local favourites, including Toad Bakery, Café Mondo, and Kalon Salon, alongside an array of restaurants, bars, and independent shops in Peckham Rye and East Dulwich.

The property is exceptionally well connected, with multiple bus routes running frequently along Wells Way, Southampton Way, and Old Kent Road, providing direct access to Elephant & Castle, London Bridge, Liverpool Street, Waterloo, and beyond. For rail and Overground connections, Peckham Rye and Denmark Hill stations offer services to London Victoria, London Bridge, London Blackfriars, Clapham Junction, Shoreditch High Street, Highbury & Islington, and Canada Water.

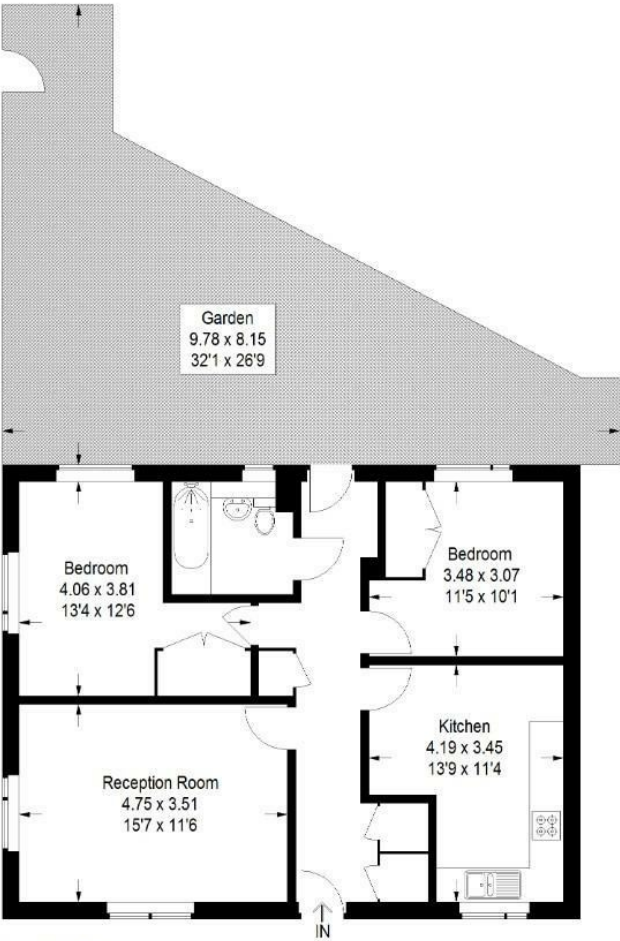
Perfect for first time buyers or those looking for excellent transport links and access to green spaces, this home is just moments from the expansive Burgess Park while remaining within easy reach of central London.

EPC: C | Council Tax Band: E | Lease: 79 years remaining (Extended on completion) | SC: £2,082.24 pa | GR: N/A | BI: Incl. in SC



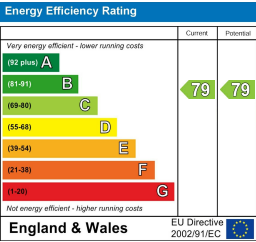
Floorplan

Wells Way, SE5
Approximate Gross Internal Area
72.2 sq m / 777 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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