

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		
England & Wales		
EU Directive 2002/91/EC		



MILLBROOK AVENUE  
WELLING DA16 2QQ

£1,600 Per month



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







This delightful two-bedroom maisonette presents an ideal opportunity for those seeking a modern and comfortable living space. Built in 1964, it has been thoughtfully designed to cater to the needs of a small family or professionals looking for a serene home.

Upon entering, you will be greeted by a spacious lounge that offers ample room for relaxation and entertaining. The two well-proportioned bedrooms provide a peaceful retreat, ensuring a restful night's sleep.

The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals. The stylish bathroom complements the overall aesthetic of the home, providing a refreshing space to unwind.

For those with vehicles, the property boasts a garage at the rear, along with a driveway that accommodates two parking spaces, a rare find in this area.

Conveniently located close to Falconwood Station, commuting to central London or other parts of the city is effortless, making this maisonette not only a lovely home but also a practical choice for daily life.

In summary, this stunning maisonette on Millbrook Avenue is a perfect blend of comfort, style, and convenience, making it an excellent choice for anyone looking to settle in Welling. Don't miss the chance to make this charming property your new home.

Available Early April  
Council Tax Band C  
EPC C

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## MILLBROOK AVENUE

WELLING DA16 2QQ

- CLOSE TO FALCONWOOD BR STATION
- 2 x PARKING SPACES
- EPC
- COUNCIL TAX
- 2 BEDROOM
- EPC C
- GARAGE

