



Wells Park Road, London

Guide Price £425,000



Property Summary

Guide price: £425,000 - £450,000

Propertyworld is proud to act as sole agents on this stunning two double bedroom ground floor flat with a PRIVATE GARDEN. An ideal first time buy, this charming flat is spacious, with beautifully proportioned accommodation. lots of light and a stunning kitchen / lounge. Located close to beautiful Wells Park Road and Kirkdale - the flat is ideal for lots of local amenities, some of the best local eateries and two mainline stations.

The accommodation itself is beautifully presented and includes: the centre piece of this gorgeous property is the fabulous open plan living space with kitchen / lounge combined. Flooded in light, with recess shelving, stripped wooden floors and terracotta kitchen tiles, a range of sage kitchen units and beautiful oak worktop - its a room to enjoy and to be conformable in. To rear is a gorgeous bathroom with double aspect, a white three piece suite, shower bath and tongue and groove timber half walls. There are TWO GENUINE DOUBLE bedrooms - both beautifully presented with high ceilings and neutral decors, lots of light and some storage. The PRIVATE GARDEN to rear is large with a spacious side return leading to a raised central space with lots of seating areas and planting to border. The garden is currently hard landscaped but could be lawned if desired. Importantly, there is rear access. This is a beautiful and spacious flat, ideal for first time buyers and garden lovers alike. Call Propertyworld on 0208 488 0011 to be the first to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Ground floor
- Private garden
- Beautiful interior
- Excellent location
- Ideal first time buy
- Stunning kitchen / lounge
- Double bedrooms
- Must be viewed
- EPC rating is D, council tax is B

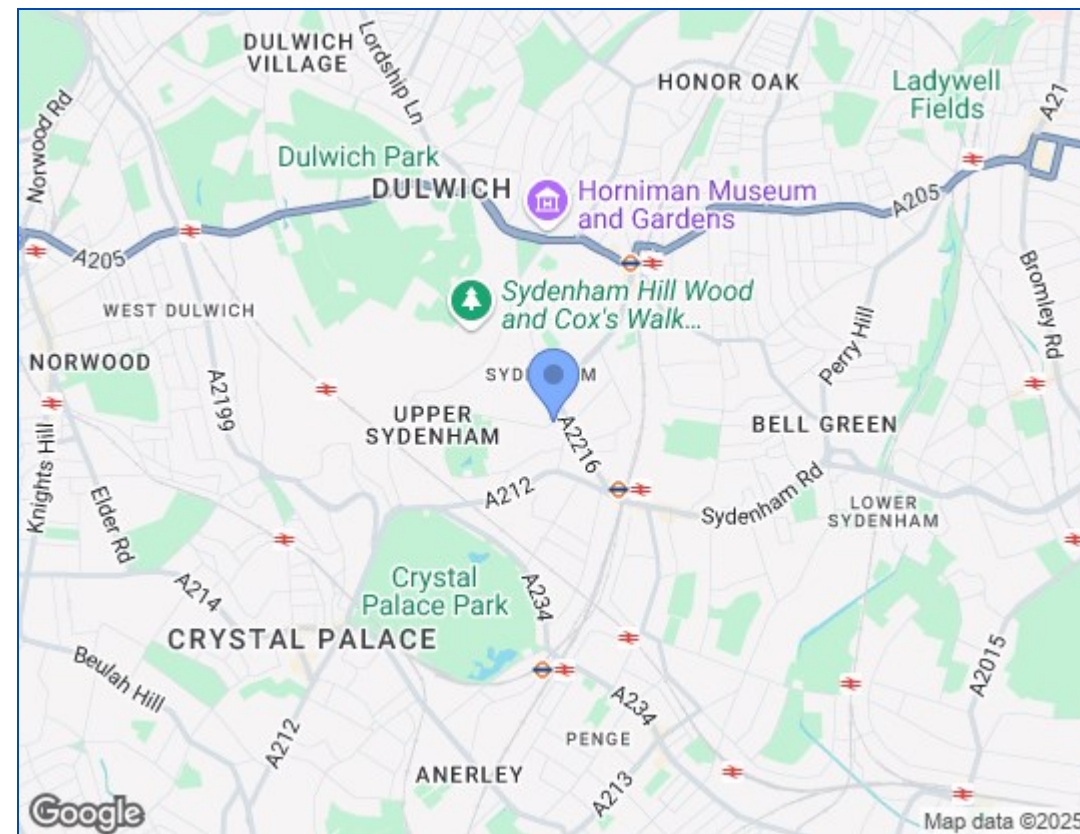
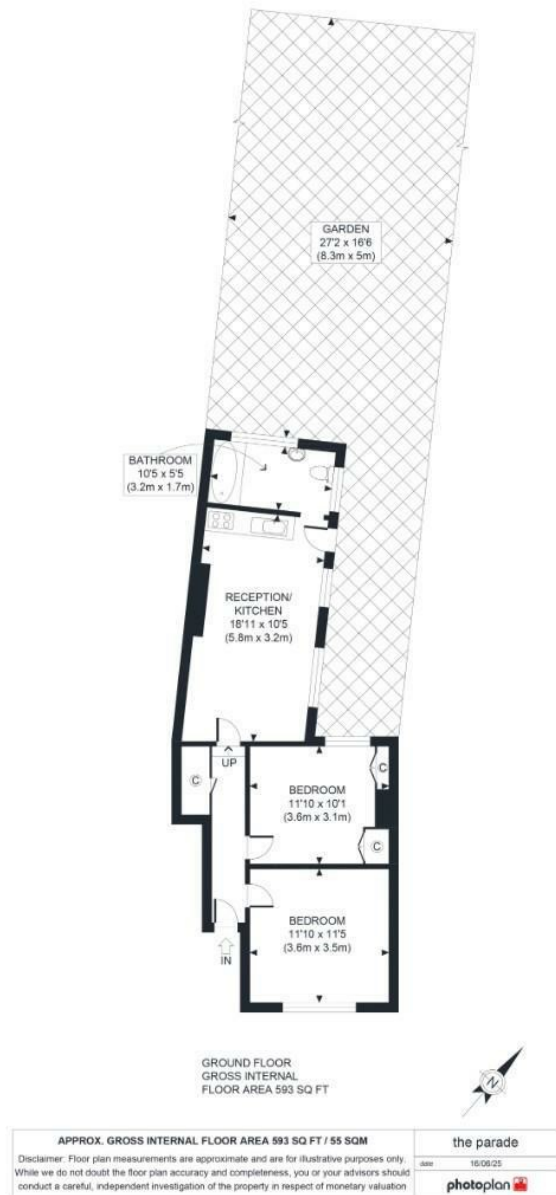
Our Vendor Loves...

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"We bought for the great location with plenty of nice restaurants, cafes, pubs, and parks all nearby but still with quick access to Central London. We particularly love the large, tranquil garden, perfect for having people round. We also appreciate how well designed the flat is, all the rooms are a good size and really nicely proportioned."







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	

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