

# HUNTERS®

HERE TO GET *you* THERE



## 21a Wrotham Road

Welling, DA16 1LS

Offers Over £260,000



- Stunning modern ground floor apartment
- Allocated parking space - ev charging also available
- Walking distance to both Welling & Bexleyheath train stations
- Good size bedroom with built in wardrobes
- Floor Area: 627 sq ft

- Long lease - over 240 years
- Close to local schools, shops & transport - superloop to Elizabeth Line
- Large open plan lounge/diner/kitchen
- Call Hunters to view
- EPC Rating: B

Tel: 020 8304 1000

# 21a Wrotham Road

Welling, DA16 1LS

Offers Over £260,000



**\*\* PRICE RANGE £260,000 - £270,000 \*\***

Nestled on Wrotham Road in Welling, this stunning ground floor apartment offers a unique blend of modern living and historical charm, having been thoughtfully converted from the former Lord Kitchener pub. Spanning an impressive 627 square feet, this one-bedroom flat is perfect for those seeking a stylish and convenient lifestyle.

Upon entering, you are greeted by a spacious open-plan lounge, dining, and kitchen area, where a beautiful bay feature window floods the space with natural light, creating an inviting atmosphere for relaxation and entertaining. The well-appointed kitchen is designed for both functionality and style, making it a delightful space for culinary pursuits.

The generous double bedroom boasts modern built-in wardrobes, providing ample storage while maintaining a sleek aesthetic. The contemporary bathroom is fitted with modern fixtures, ensuring comfort and convenience.

This property benefits from a long lease of over 240 years, offering peace of mind for future homeowners. An allocated parking space is included, along with the added advantage of residents-only electric vehicle charging points, catering to the needs of modern living.

The location is superb, with excellent access to local schools, shops, and transport links. Both Welling and Bexleyheath train stations are within walking distance, and the Elizabeth Line is easily accessible via the Superloop service, making commuting a breeze.

This apartment is truly a gem, combining modern amenities with a prime location. To experience this exceptional property for yourself, contact Hunters Estate Agents in Welling to arrange your viewing today.

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# Wrotham Road, Welling, DA16

Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale



**Bedroom 1**  
18'1 (5.51) max  
x 8'3 (2.51) max

**Kitchen / Reception /  
Dining Room**  
31'10 (9.71) into bay  
x 11'6 (3.51) max

**Storage**

**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1266980

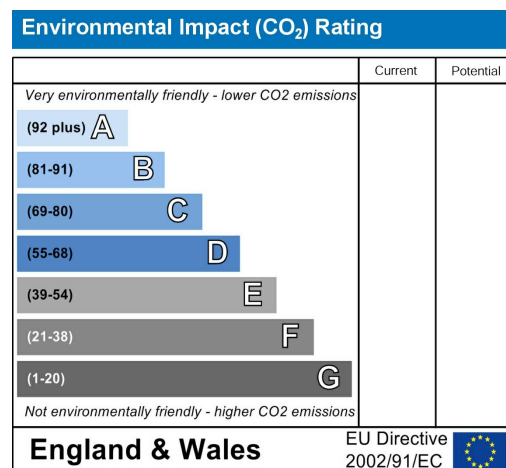
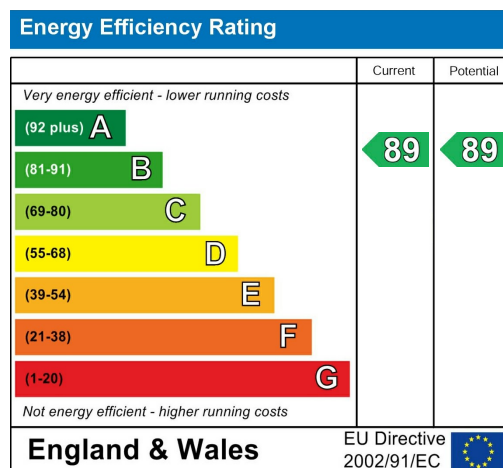
Tel: 020 8304 1000







## Energy Efficiency Graph

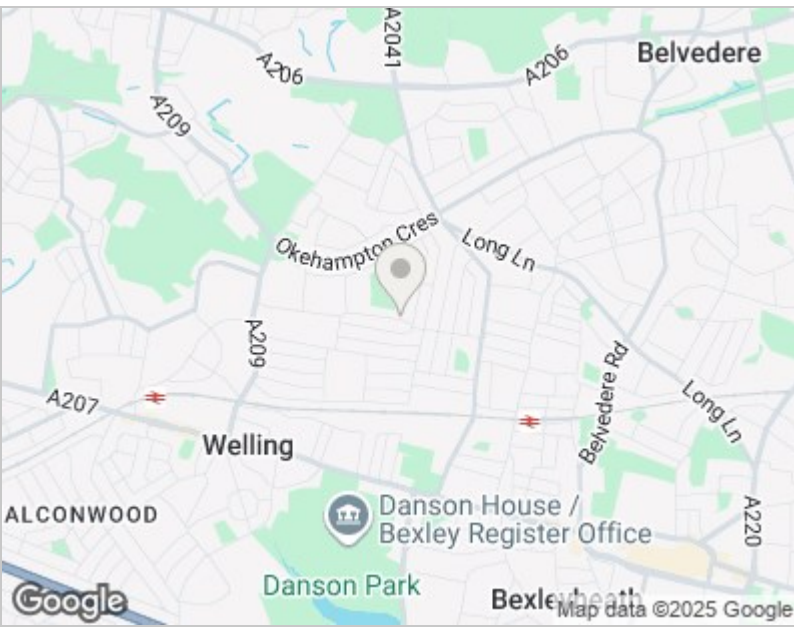


## Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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