



## Wells Park Road, London

Offers Over £325,000



## Property Summary

Guide Price: £325,000 - £350,000

A CHAIN FREE, two bedroom flat with a PRIVATE BALCONY offered to the market by Propertyworld. With great views, incredible natural light, and big rooms, this is fabulous flat and ideal first time buy. Close to Dulwich Woods, and opposite Wells Park, the flat is close to lots of local amenities, shops and eateries. Benefiting from beautifully proportioned accommodation throughout, the flat has been repainted throughout and is ready for immediate occupation. The details include: the lounge is a stunning room with freshly painted walls, laminate flooring, door to balcony and exceptional views. Its a big room with ample space for a dining room table and chairs. The kitchen is modern and fitted with a range of shaker style white units, all appliances, tiled splashback, stainless steel sink and double glazed windows There are two double bedrooms- both flooded in light and decorated in neutral tones, plus spacious family bathroom and separate W.C.

This flat has been priced to attract interest and we believe it represents excellent value for first time buyers. Call Propertyworld now on 0208 488 0011 to be the first to see.

## Property Summary

- Two bedroom flat
- CHAIN FREE
- PRIVATE BALCONY
- Spacious property
- Flooded in light
- Ideal first time buy
- Fabulous location
- PARKING
- EPC is C / council tax is C
- Must be viewed

## Our Vendor Loves...

Our Vendor Loves..

"Until I moved to the other side of the world, this was a happy home for me. I loved the light and the size of the rooms. The balcony and views were great and I loved being able to walk to WELL PARKS and DULWICH WOODS. A quick pint in the Dulwich Woodhouse on the way home, was always a little treat".



Sydenham Sales

020 8488 0011

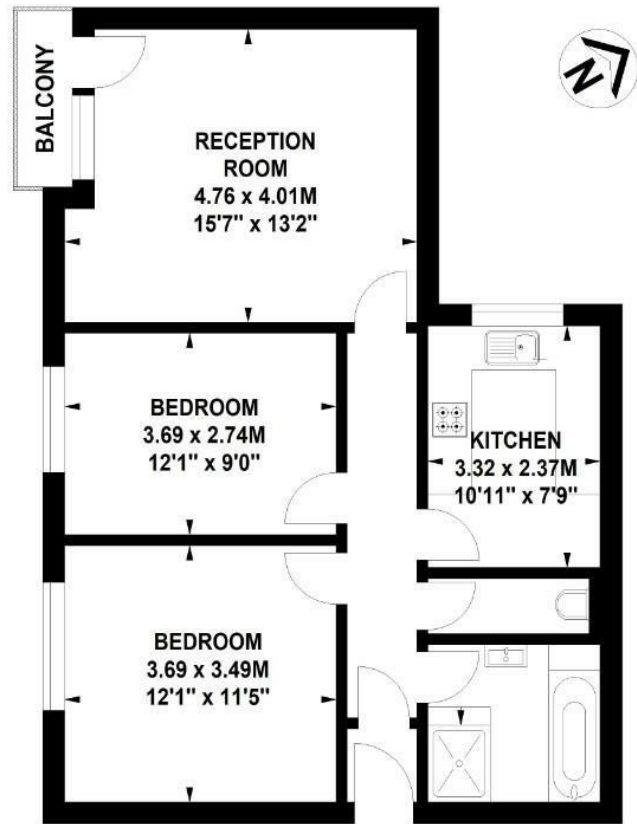
[www.propertyworlduk.net](http://www.propertyworlduk.net)



# Greyfriars Road

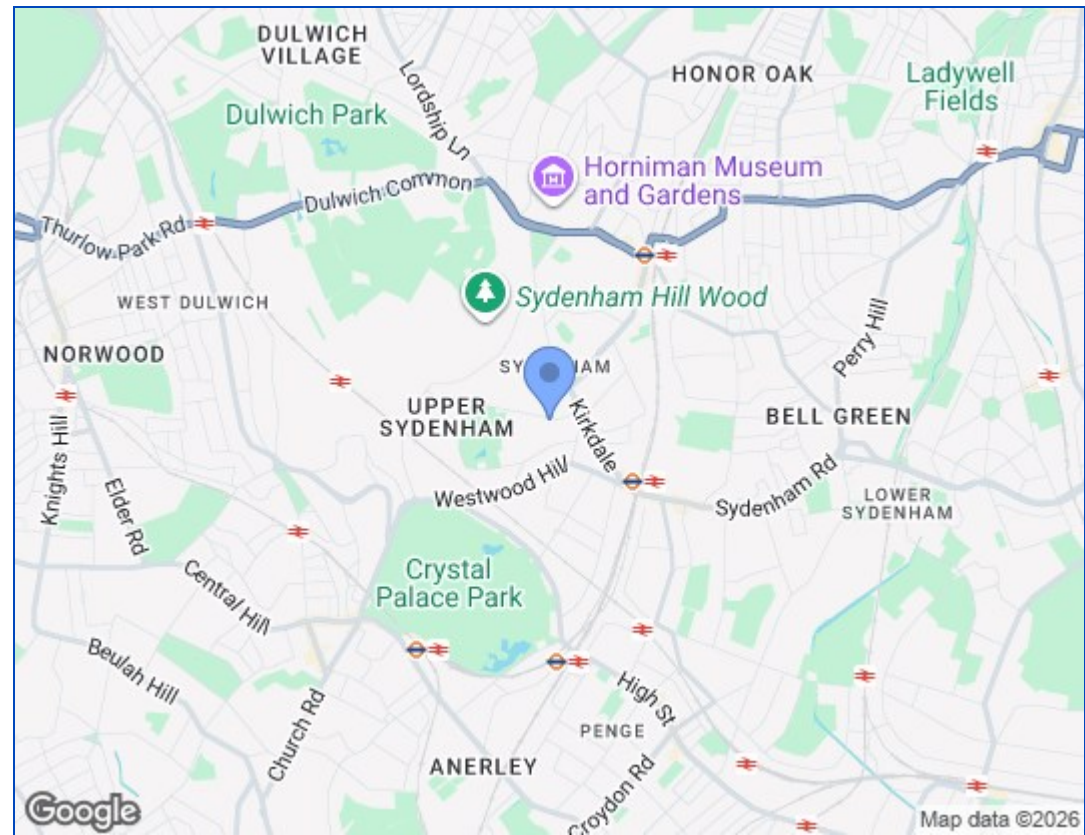
APPROXIMATE GROSS INTERNAL AREA

65.87 m<sup>2</sup> / 709 sq ft



Third Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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		
	69	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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