



The Homes Group are delighted to present to the market this development opportunity located on a popular residential road that is situated within close proximity of Bexley Grammar School in Welling.

Planning permission has been granted to convert the existing one-bedroom maisonettes into two-bedroom maisonettes and for an additional one bedroom house to be built to the side. All three properties would also benefit from a parking space to the front and garden area to the rear.

Please note all measurements are taken from the approved plans and need to be verified. AI generated images have been used in the creation of this listing.

**Selwyn Crescent, Welling, DA16 2AN**  
**Guide price £550,000 - £650,000**



## Ground Floor Maisonette

**Living Room**  
24'5 x 12'7 (7.44m x 3.84m)

## Kitchen Area

**Bedroom One**  
11'8 x 10'9 (3.56m x 3.28m)

**Bedroom Two**  
10'9 x 7' (3.28m x 2.13m)

## Bathroom

## Separate W.C.

## First Floor Maisonette

**Living Room**  
24'5 x 12'7 (7.44m x 3.84m)

## Kitchen Area

**Bedroom One**  
13' x 11'5 (3.96m x 3.48m)

**Bedroom Two**  
6' x 6' (1.83m x 1.83m)

## Bathroom

## One Bedroom House

**Living Room**  
23' x 12'9 (7.01m x 3.89m)

## Kitchen Area

## Ground Floor W.C.

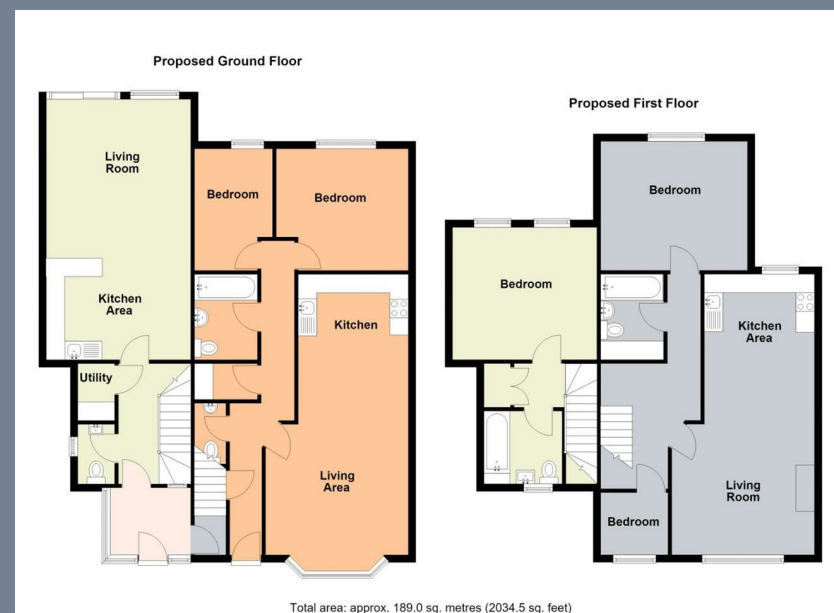
## Utility Room

## First Floor Landing

**Bedroom**  
12'9 x 11'9 (3.89m x 3.58m)

## Bathroom

**Tenure - Freehold**  
**Council Tax - TBA**



Total area: approx. 189.0 sq. metres (2034.5 sq. feet)



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