



Wells Way, London SE5 7GA

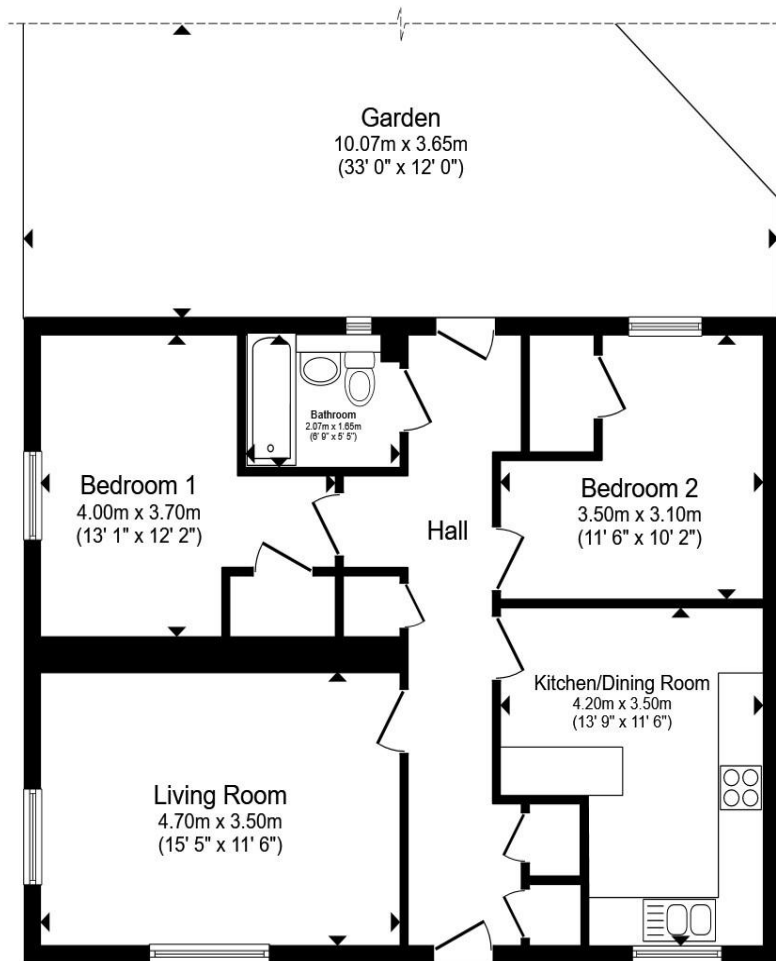
welcome to
Wells Way, London

Barnard Marcus are delighted to bring to market this well-presented TWO BEDROOM GROUND FLOOR MAISONETTE with PRIVATE REAR GARDEN ideally situated within short distances of both CAMBERWELL & PECKHAM.

The property briefly comprises of an entrance hall, reception room, kitchen, TWO BEDROOMS, bathroom & PRIVATE REAR GARDEN.

Wells Way is located in the bustling area of Camberwell & Peckham, surrounded by popular amenities such as Camberwell market, stylish restaurants, cafes, and pubs. It's an ideal location for those looking for easy access to local attractions. The property is conveniently accessible by transportation with the nearest tube stations, Oval and Kennington, both under a mile away and multiple buses found in the area, providing quick and easy access to all across London. If you're searching for a home with an excellent location and transportation links, Wells Way is a fantastic find waiting to be made into your next home!





Entrance Hall

Reception Room

15' 5" x 11' 6" (4.70m x 3.51m)

Kitchen

13' 9" x 11' 6" (4.19m x 3.51m)

Bedroom One

13' 1" x 12' 2" (3.99m x 3.71m)

Bedroom Two

11' 6" x 10' 2" (3.51m x 3.10m)

Bathroom

Rear Garden

33' x 12' (10.06m x 3.66m)

Total floor area 73.2 m² (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Wells Way, London

- TWO BEDROOM
- GROUND FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- APPROXIMATELY 788 SQ FT OF ACCOMMODATION
- Close to both camberwell & peckham

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2082.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 08 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

[view this property online barnardmarcus.co.uk/Property/PKM103593](https://www.barnardmarcus.co.uk/Property/PKM103593)



Property Ref:
PKM103593 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, London, SE15 4NB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)