



barnard marcus

Wells Way, London SE5 7GA

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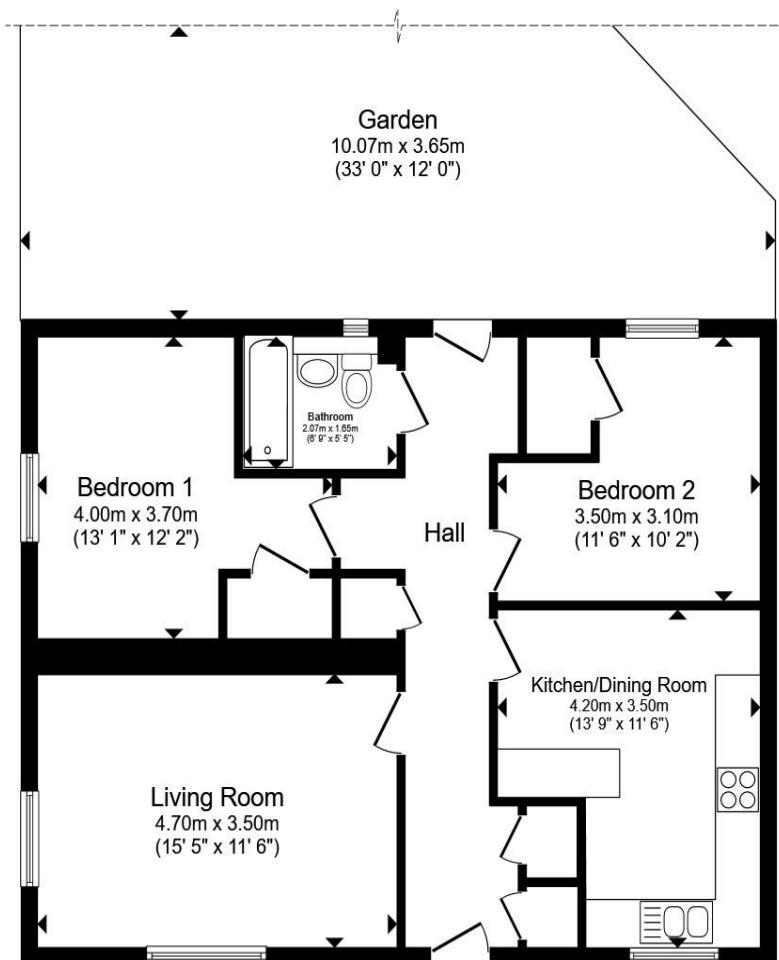
**welcome to**

## **Wells Way, London**

**\*\*TWO BEDROOM GROUND FLOOR MAISONETTE\*\***

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





### 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 m<sup>2</sup> (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](http://www.propertybox.io)

welcome to

## Wells Way, London

- TWO BEDROOM
- GROUND FLOOR MAISONETTE
- GENEROUSLY SIZED BEDROOMS
- PRIVATE REAR GARDEN
- CLOSE TO BURGESS PARK

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.

# £435,000



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

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Property Ref:  
PKM103593 - 0005

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.

Please note the marker reflects the postcode not the actual property



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