

Upper Wickham Lane, Welling

Price Guide £300,000 Leasehold

PARRIS residential

GUIDE PRICE £300,000 - £310,000 CHAIN FREE SALE Nestled in the heart of Welling, this stunning top-floor flat is a sanctuary of light and tranquility. From sunrise to sunset, the space is bathed in natural light, creating an airy, open atmosphere that feels like a true retreat. The private balcony offers unbeatable views of the high street below, transforming into a front-row seat for spectacular sunsets and the occasional fireworks display. Despite its central location, the flat remains remarkably peaceful, thanks to its triple glazing and top-floor positioning, ensuring a quiet escape from the world outside.

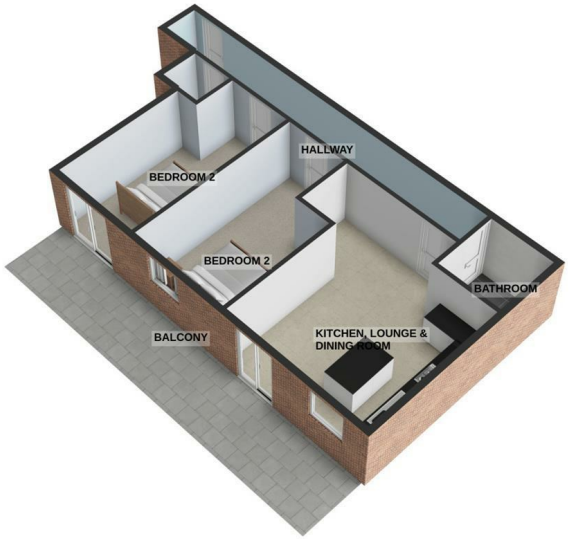
Council Tax Band C | EPC Band B | Lease 125 years from March 2016 | Service charge £1000.00 P.A | Ground Rent £250.00 P.A.



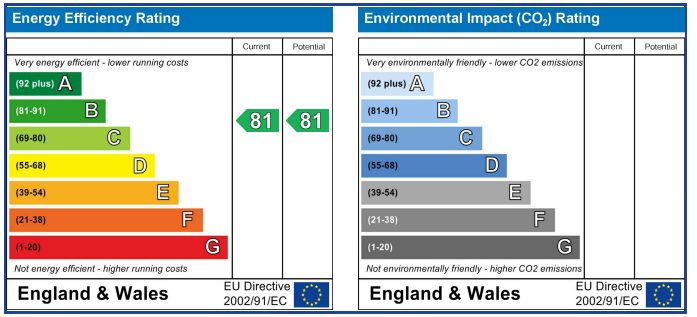




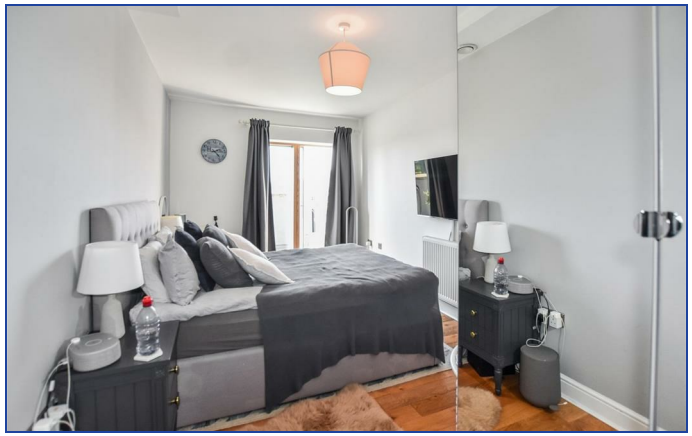
SECOND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

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Hallway

Kitchen Lounge & Diner 17'10 max x 16'8 max (5.44m max x 5.08m max)

bedroom one 18'9 x 9'1 (5.72m x 2.77m)

bedroom two 18'3 x 9'11 (5.56m x 3.02m)

bathroom 6'7 x 6'4 (2.01m x 1.93m)

balcony 29'8 x 6'1 (9.04m x 1.85m)





6 Pickford Lane, Bexleyheath, Kent, DA7 4QW
Tel: 020 8303 4224
Email: enquiries@parrisresidential.co.uk
Website: www.parrisresidential.co.uk

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