



St. Johns Road, Welling
£325,000 Leasehold

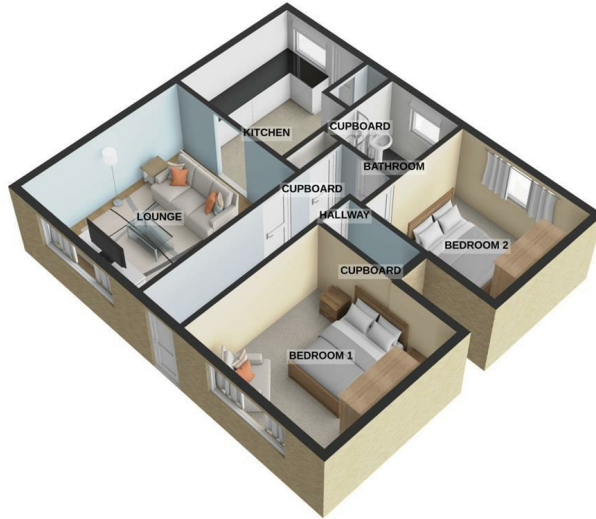


GROUND FLOOR MAISONETTE Located near Welling High Street is this lovely & spacious two-bedroom ground-floor maisonette with a private rear patio garden and off-street parking to the front. The property is well presented throughout and benefits from having double-glazed windows (installed 2023) and a gas central heating system (new boiler installed 2021). Such properties are rarely available for long, your inspection is highly recommended.

EPC Band C | Council Tax Band B | Leasehold - 125 years from September 1993 - 93 Years remaining



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	72 → 78	England & Wales
			EU Directive 2002/91/EC



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.



hallway 17'9 x 3'9 (5.41m x 1.14m)

lounge 13'8 x 12'0 (4.17m x 3.66m)

kitchen 10'7 x 10'4 (3.23m x 3.15m)

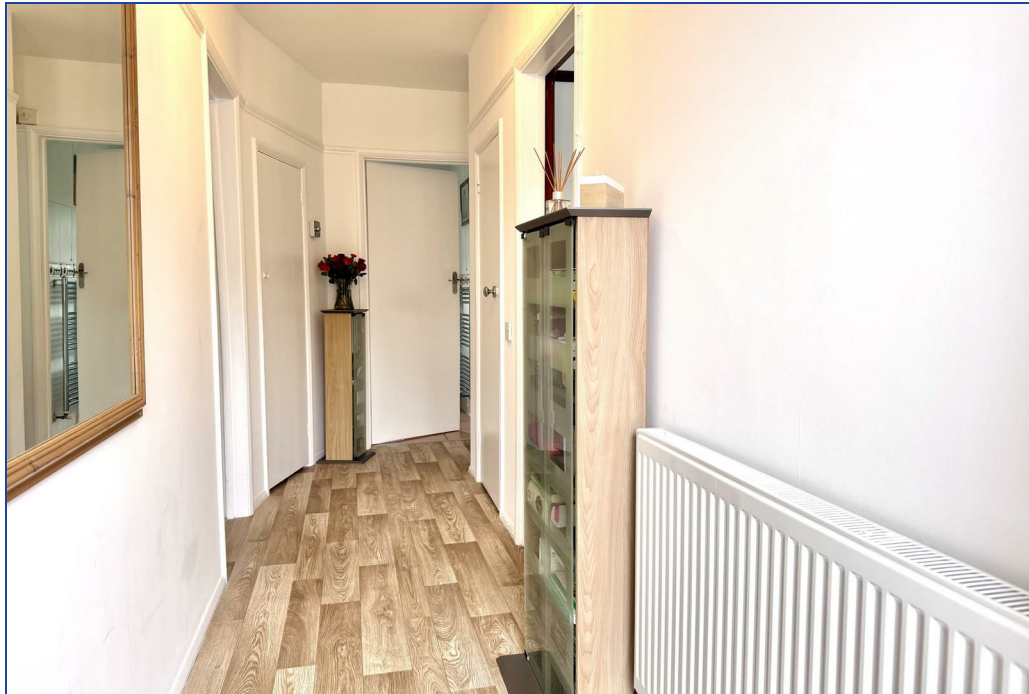
bedroom one 11'9 x 11'4 (3.58m x 3.45m)

bedroom two 11'0 x 9'9 (3.35m x 2.97m)

bathroom 6'8 x 6'4 (2.03m x 1.93m)

rear garden 21' approx (6.40m approx)

off street parking to front



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