



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



CHURCH ROAD  
WELLING  
Offers Over £210,000

TOTAL APPROX. FLOOR AREA 476 SQ.FT. (44.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

020 8303 3338  
bexleyheath@anthonymartin.co.uk  
www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**Anthony Martin**  
Estate Agents



\*\*\* CHAIN FREE \*\*\*

**LOCATION! LOCATION! LOCATION!** Anthony Martin are delighted to offer to the market this immaculate first floor flat. If you're looking to just move in and enjoy your new home then this will be the one for you.

The property is tastefully decorated throughout and boasts a good size double aspect lounge leading to a modern kitchen with the bedroom and modern bathroom located off of the spacious entrance hall.

There is plenty of storage for any hoarders out there with a linen storage cupboard and loft space.

For those of you who prefer to walk, the property is just a short distance to Welling High Street and it's array of shops, bars and restaurants.

If you're looking for good transport links then you will find a selection of buses in addition to Welling Station with trains direct into London Bridge, Cannon Street, Charing Cross and Victoria under a mile away, Prefer to drive? no problem! This property comes with it's own allocated parking bay and there is also visitors parking in the cul de sac for your guests.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## CHURCH ROAD

WELLING

- Over 95 year lease remaining
- Modern decor throughout
- Quiet location
- Walking distance to Welling train station
- One double bedroom
- 1 allocated parking space plus visitor bays
- Large amount of storage
- Viewing recommended
- Floor Area - 476 sq ft
- Epc Rating - C

