



The Parade Wells Park Road

London, SE26 6JD

Asking Price £350,000

Nestled in the charming area of Sydenham, London, this delightful Victorian maisonette on The Parade, Wells Park Road, offers a perfect blend of character and modern living. Built in 1900, this freehold property boasts a generous 635 square feet of well-designed space, making it an ideal home for individuals or couples seeking comfort and convenience.

Upon entering, you are greeted by your own front door that leads directly into a bright and airy living room, which is flooded with natural light, creating a warm and inviting atmosphere. The spacious separate kitchen is perfect for those who enjoy cooking and entertaining, providing ample room for culinary creativity.

The property features one well-proportioned bedroom, offering a peaceful retreat at the end of the day with the benefit of built-in wardrobes. The modern bathroom is a standout feature, complete with a stylish walk-in shower, ensuring a refreshing start to your mornings.

One of the highlights of this maisonette is the private rear garden, a lovely outdoor space where you can relax, unwind, or host gatherings with friends and family. This outdoor area adds a wonderful dimension to the property, allowing for a touch of nature right at your doorstep.

With its prime location in Sydenham, you will find yourself within easy reach of local amenities, parks, and excellent transport links, making it a convenient base for both work and leisure. This charming one-bedroom maisonette is a rare find and presents an excellent opportunity for those looking to embrace a vibrant London lifestyle while enjoying the comforts of home.

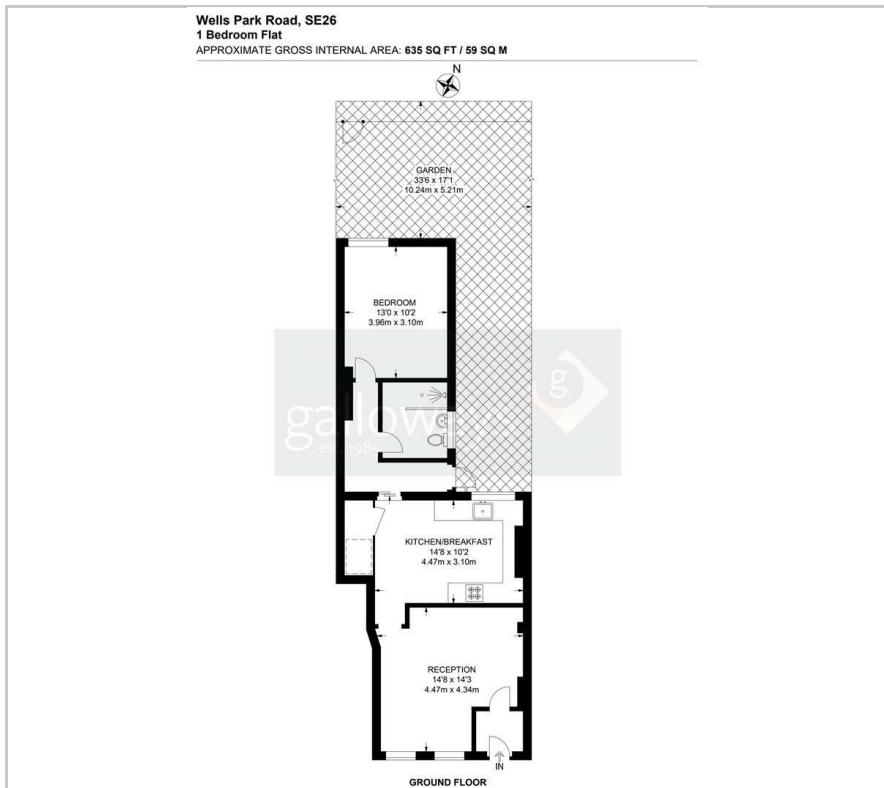
Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM MAISONETTE
- GROUND FLOOR
- OWN FRONT DOOR
- DIRECT ACCESS TO GARDEN
- MODERN SEPARATE KITCHEN
- MODERN WALK-IN SHOWER
- FREEHOLD
- 10 MINUTE WALK TO SYDENHAM STATION
- 10 MINUTE WALK TO SYDENHAM HIGH STREET
- (ALL WALKING TIMES ARE ESTIMATE VIA GOOGLE MAPS)



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Potential
Very energy efficient - lower running costs (92 plus)	A	Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B	(81-91)	B
(68-80)	C	(68-80)	C
(55-68)	D	(55-68)	D
(38-54)	E	(38-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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