



**Peregrine Court**  
**Edison Road**  
Welling  
DA16 3JN  
**Leasehold**

Offered CHAIN FREE is this well presented one bedroom apartment that sits in a popular location. The property offers easy access to local shops, schools and welling train station.

It briefly comprises of: a secure communal entrance, front door, hallway, bathroom, master bedroom and a spacious lounge that flows nicely into the kitchen. Externally there is allocated parking and we feel this would make a great first time buy or investment.

Outside Communal garden space to rear. Allocated parking and visitors parking.

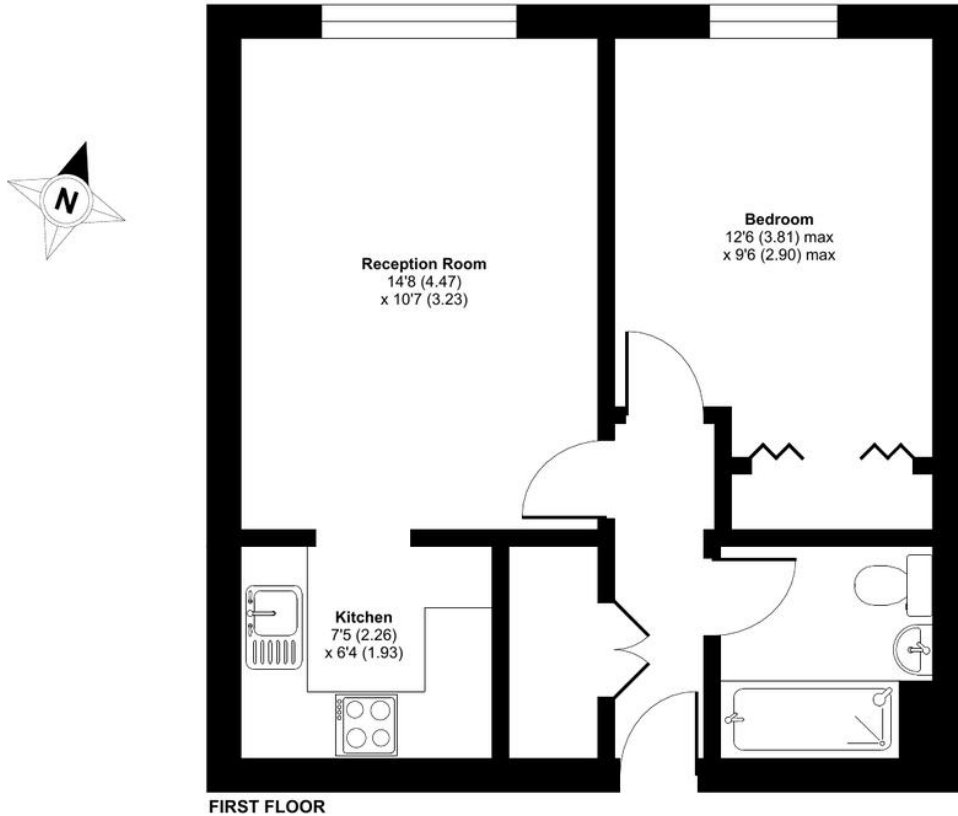


**Local Authority** Bexley London Borough  
Council  
**Council Tax Band** C  
**EPC Rating** B

**Lease** 93 years remaining  
**Service Charge** £1,400 per annum  
**Ground Rent** £85 per annum

## Peregrine Court, Edison Road, Welling, DA16

Approximate Area = 444 sq ft / 41.2 sq m  
For identification only - Not to scale



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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.