



49 BELLINGHAM ROAD LONDON, SE6 2PW

£475,000
SHARE OF FREEHOLD

This impressive share of freehold, split-level maisonette offers generous proportions throughout, extending to approximately 1009 sq ft of internal space. The property boasts two well-proportioned double bedrooms and two bathrooms and is arranged over two levels.

The bright and spacious reception room enjoys stunning far-reaching views across Canary Wharf, the City skyline and The Shard, creating a striking backdrop to everyday living. The kitchen is well-appointed and perfectly positioned to gain amazing natural light and is both practical for day-to-day use and entertaining. There is also a large space that is currently being used for dining.

A particular highlight of the property is its large private section of garden — a rare and highly sought-after feature in this area, offering excellent outdoor space

DouglasPryce

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Approx Gross Internal Area = 87.81 sq m / 945 sq ft
RHH / Eaves Storage = 5.93 sq m / 64 sq ft
Total = 93.74 sq m / 1009 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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	

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

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