Lot 75 82 and 82a Selwyn Crescent, Welling, Kent, DA16 2AN



All enquiries Ref: Richard Vango

- **Freehold two storey house currently arranged as two self contained maisonettes**
- **Planning permission for conversion of existing flats into 2 X 2 bedroom maisonettes and the addition of a new one bedroom house**
- **Full vacant possession**

Location:

The property is situated on Selwyn Crescent which is accessed off the East side of Danson Crescent. Public transport links include Welling Rail Station together with local bus services serving the surrounding area. Road communications include the A2 which provides access to the M25 to the East. A comprehensive range of shops, cafes and restaurants are available on Welling High Street.

Existing accommodation:

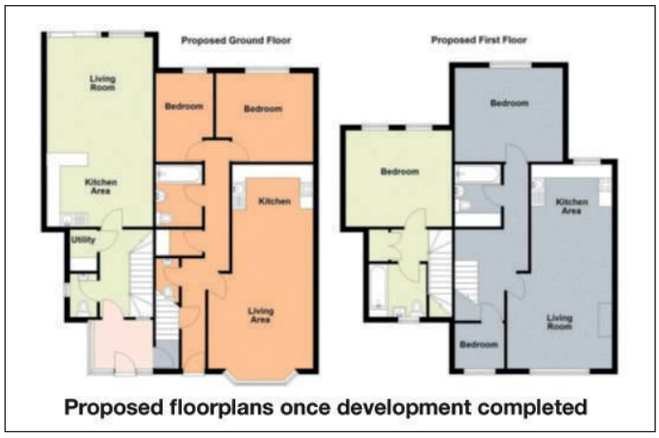
Currently arranged as two X one bedroom maisonettes (EPC: To be advised)

Planning:

Planning permission was granted on the 10th March 2026 (Ref 24/02955/FUL) and on 10th March 2024 (Ref 24/00152/FUL) by the London Borough Bexley for the erection of a part one/part two storey rear extension and erection of an attached one bedroom dwelling with refuse storage and parking.

To view:

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

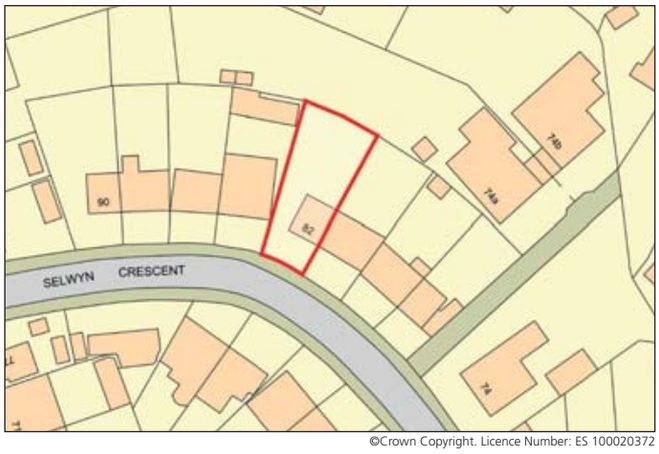


Proposed floorplans once development completed

Once complete the property will provide the following:

Unit	Accommodation
Proposed Ground floor flat	Two bedrooms, reception room open to kitchen, bathroom/WC, further WC. Outside: Garden area
Proposed First floor flat	Two bedrooms, reception room open to kitchen, bathroom/WC. Outside: Garden area
New One bedroom House	First Floor: Bedroom, bathroom/WC Ground Floor: Reception room open to kitchen, utility room, WC. Outside: Garden area





©Crown Copyright. Licence Number: ES 100020372