



Wellmeadow Road, London, SE13 6SY

- Guide Price £425,000 to £450,000
- First floor of a double fronted house
- 17ft main bedroom
- 30ft private rear garden
- Hither Green - cafes, shops, deli 600 metres
- Two bedroom apartment
- 17ft reception room
- Separate kitchen
- Hither Green station 400 metres
- EPC C

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DESCRIPTION

Guide Price £425,000 to £450,000. Two bedroom flat occupying the whole of the first floor of a period double fronted house, with 17ft reception room and 30ft rear garden.

This flat has a wonderful feel with the light from the bay windows and the space of a 17ft reception and 17ft main bedroom. The kitchen and bathroom have been recently refurbished and redesigned with a stylish modern touch. The bathroom has a sleek marble finish with a walk in shower while the kitchen has been redesigned with cool grey and yellow pairing. New wooden flooring has been laid throughout, with carpet in the main bedroom.

The reception room is the star of the show, welcoming plenty of natural light and great space for hosting friends and family comfortably. All before retreating to the impressive master bedroom in the second bay of your double fronted home.

The garden is split between the two flats, with the upper flat having the rear section, giving you your own private 30ft garden, and shed.

The house is at the top end of Wellmeadow Road, close to Torridon Road and Hither Green Lane, with the shops and cafes of Hither Green 0.4 miles away.

The lease has 114 years remaining. Ground rent is fixed at £10 per year.

Don't miss out on the opportunity to own this wonderful flat. Book a viewing today and step into your future!

Hither Green station 0.2 miles - trains to London Bridge, Cannon Street and Charing Cross

Hither Green shops and cafes 0.4 miles

Mountsfield Park 0.5 miles







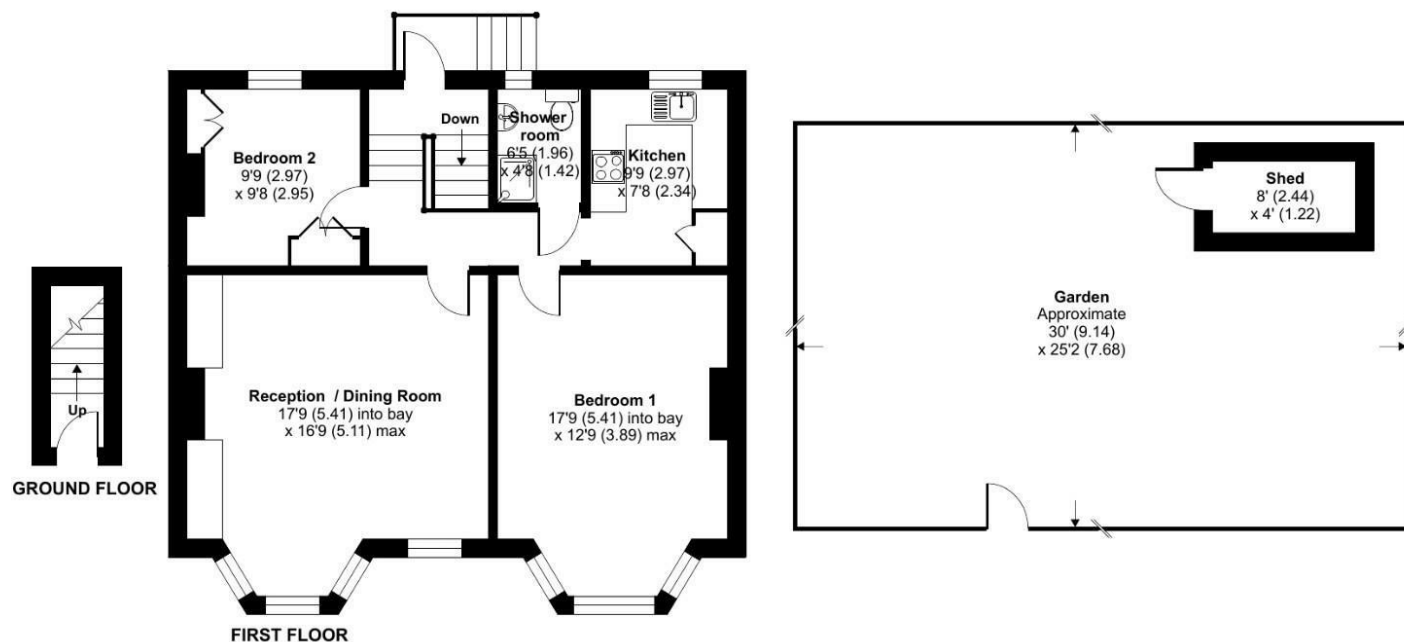
Wellmeadow Road, London, SE13

Approximate Area = 821 sq ft / 76.2 sq m

Outbuilding = 32 sq ft / 3 sq m

Total = 853 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters. REF: 1220243

Viewings

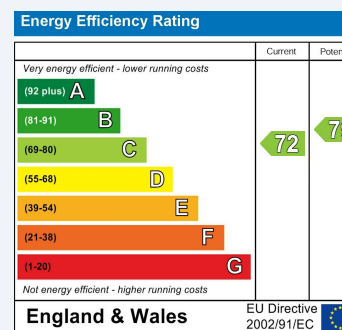
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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