



53 WELLMEADOW ROAD LONDON, SE13 6TA

**£230,000
LEASEHOLD**

Situated just 0.2 miles from Hither Green train station is this quaint and chic one-bedroom, ground-floor flat. Benefiting from a spacious shared garden to the rear, the property also enjoys residents' parking (via permit) on-street to the front, offering both convenience and practicality.

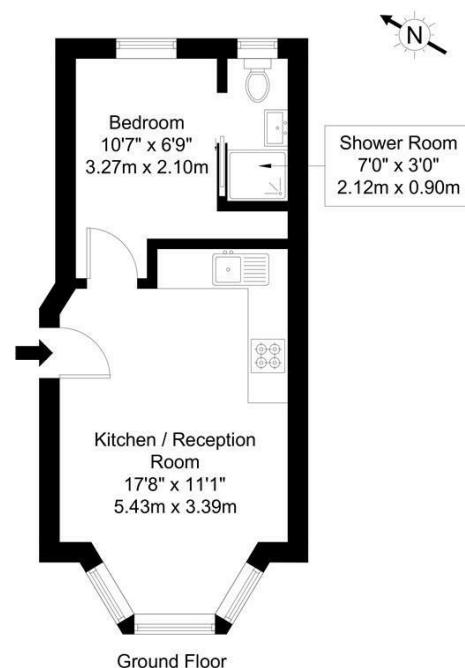
Internally, the flat offers 274 sq ft of well-arranged accommodation, including a good-sized open-plan kitchen and living area to the front, overlooking the neatly maintained front garden. To the rear, you'll find a cosy bedroom and a modern bathroom, creating a comfortable and functional home layout.

With a range of cafés, shops, and everyday amenities just moments away—not to mention excellent transport links into central London—this property presents a fantastic opportunity for first-time buyers seeking an affordable step onto the property ladder, as well as investors looking for a strong and reliable rental return. The combination of location, charm, and convenience makes this flat a standout option in the area.

DouglasPryce

Wellmeadow Road, SE13 6TA

Approx Gross Internal Area = 25.48 sq m / 274 sq ft



Ref :

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PLAN

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	77
(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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