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**Guide Price £315,000**

1 bedroom flat

Wellmeadow Road  
Hither Green  
SE13 6TA

# Read all about it...

A fantastic one-bedroom flat with its own private garden on Wellmeadow Road, a sought-after residential street in Hither Green. Ideally situated for Hither Green Station, it provides a range of commuter services directly into Central London, including London Bridge in 10 minutes, and in close proximity to a variety of local amenities, including independent shops, cafes, and restaurants.

Set on the ground floor of a period conversion, this flat consists of a bright and airy lounge with sliding doors leading to the private rear garden, a modern fitted kitchen and shower room along with a bedroom, complete with fitted wardrobe.

Further benefits include off-street parking.

## GROUND FLOOR

### Lounge

13' 0" x 12' 5" (3.96m x 3.78m)

Double-glazed sliding door leading to the garden, radiator, laminate floor, open to the kitchen.

### Kitchen

8' 9" x 7' 2" (2.67m x 2.18m)

Matching wall and base units with wood worktops, under-mount sink, tiled splash back, four ring gas hob with extractor hood, electric oven, laminate wood flooring, open to the living area.

### Bedroom

13' 0" x 11' 11" (3.96m x 3.63m)

Double-glazed bay window to front, radiator, wardrobe, fitted carpet.

### Shower Room

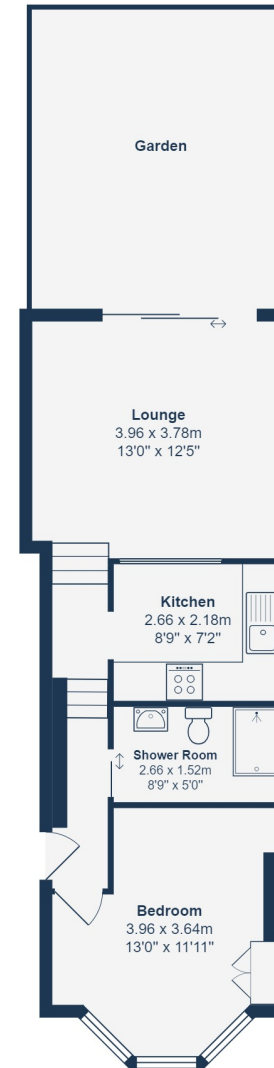
8' 9" x 5' 0" (2.67m x 1.52m)

Tiled floor, tiled surround, large walk-in shower with waterfall shower head, heated towel rail, fixed wash basin, low-level WC, fitted mirror, extractor fan.

## OUTSIDE

### Private Garden

Patio area leading to lawn, shed to rear.



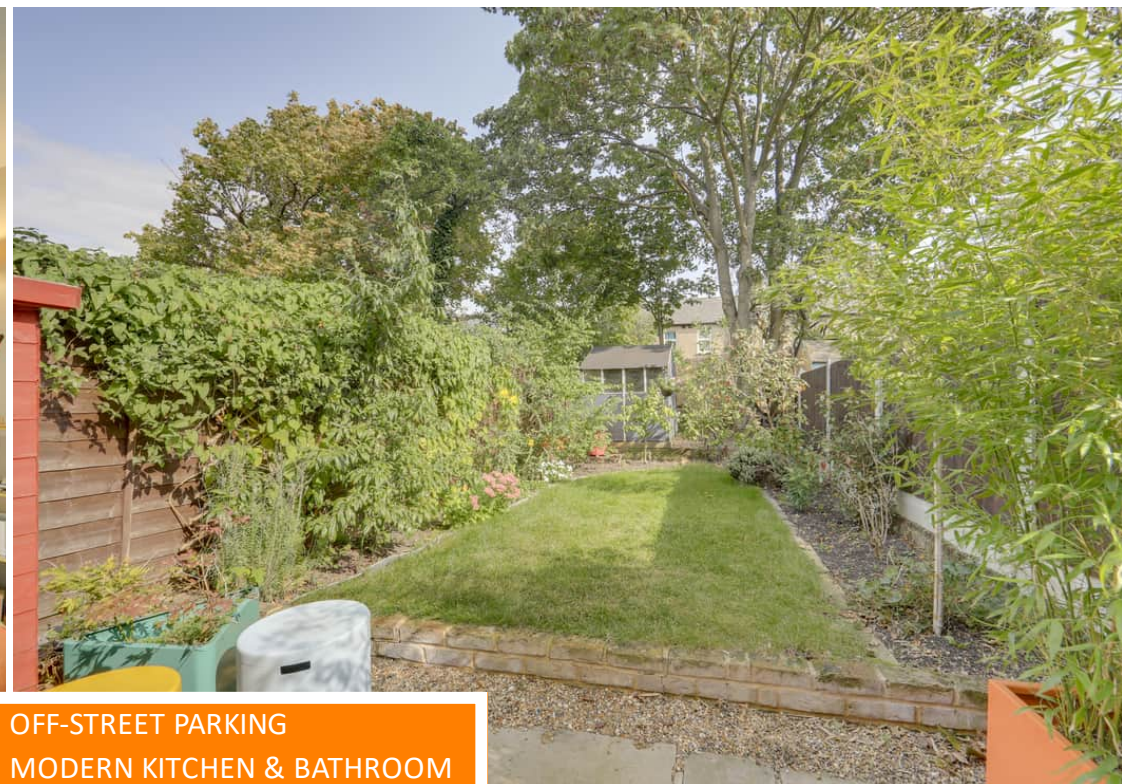
Total Area: 42.4 m<sup>2</sup> ... 456 ft<sup>2</sup> (excluding garden)

Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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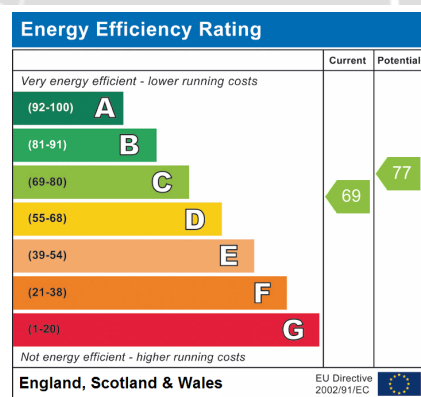
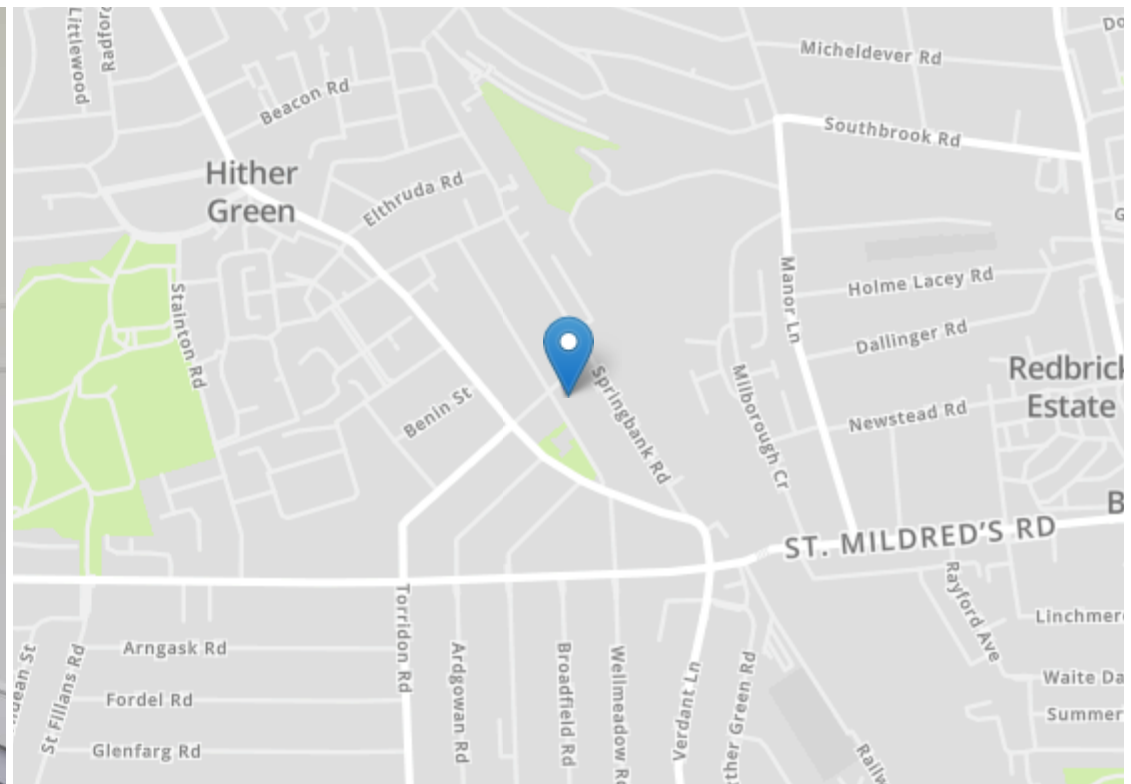
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