

# Stanfords

— sales & lettings —



**Guide Price £400,000 Share of Freehold**

2 bedroom flat

Wellmeadow Road

Hither Green



# Read all about it...

Offered to the market with no onward chain, this bright and spacious flat is situated on the first floor of a charming double-fronted period conversion on Wellmeadow Road, a tree-lined residential street in the sought-after Corbett Estate.

Stepping inside, the entrance hall leads to a large living room, which offers ample dining space and is flooded with natural light, as well as a well-proportioned kitchen, a bathroom, and two double bedrooms. Additionally, the flat includes access to a large loft, providing plenty of storage space with the potential to extend (subject to the relevant permissions).

Ideal for buyers seeking fast transport links and a vibrant local area, this property is within walking distance of Hither Green Station, offering excellent transport connections. The local area boasts a variety of shops and delightful places to eat and drink. Popular with young families, Wellmeadow Road is near good nurseries and schools and just a short stroll from the beautiful open spaces of Mountsfield Park.

**Tenure:** Share of Freehold (961 years remaining on lease) | **Service Charge & Ground Rent:** N/A | **Council Tax:** Lewisham band B

## FIRST FLOOR

### Living Room

16' 5" x 11' 10" (5.00m x 3.61m)

Double-glazed windows, pendant ceiling light, radiator, laminate wood flooring.

### Kitchen

11' 1" x 6' 0" (3.38m x 1.83m)

Double-glazed window, ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven, gas hob and extractor hood, combi boiler, laminate wood flooring.

### Bedroom

11' 10" x 11' 4" (3.61m x 3.45m)

Double-glazed bay windows, pendant ceiling light, radiator, fitted carpet.

### Bedroom

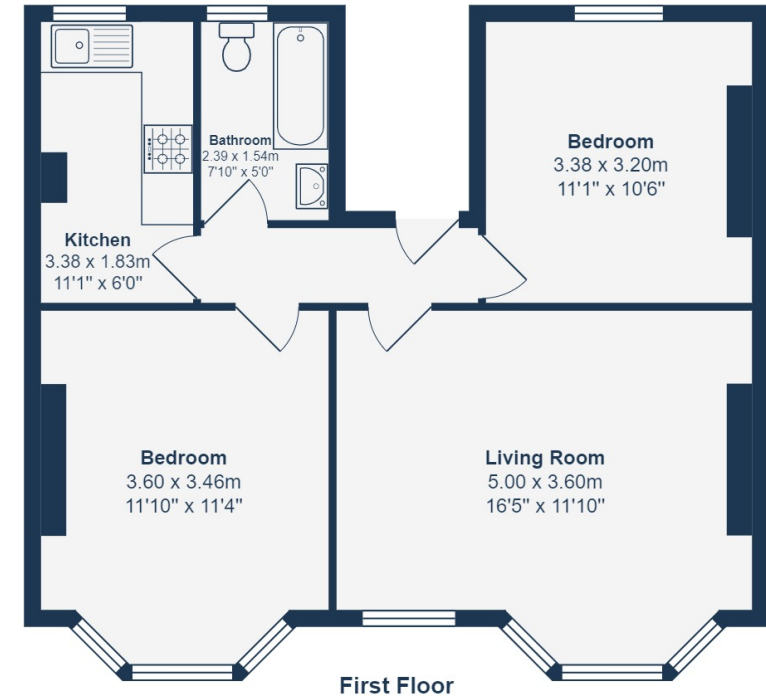
11' 1" x 10' 6" (3.38m x 3.20m)

Double-glazed window, pendant ceiling light, radiator, laminate wood flooring.

### Bathroom

7' 10" x 5' 0" (2.39m x 1.52m)

Double-glazed window, ceiling light, bathtub with shower attachment, washbasin on vanity unit. WC, radiator, tile flooring.



Total Area: 58.4 m<sup>2</sup> ... 629 ft<sup>2</sup>

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.

Like what you see?

Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

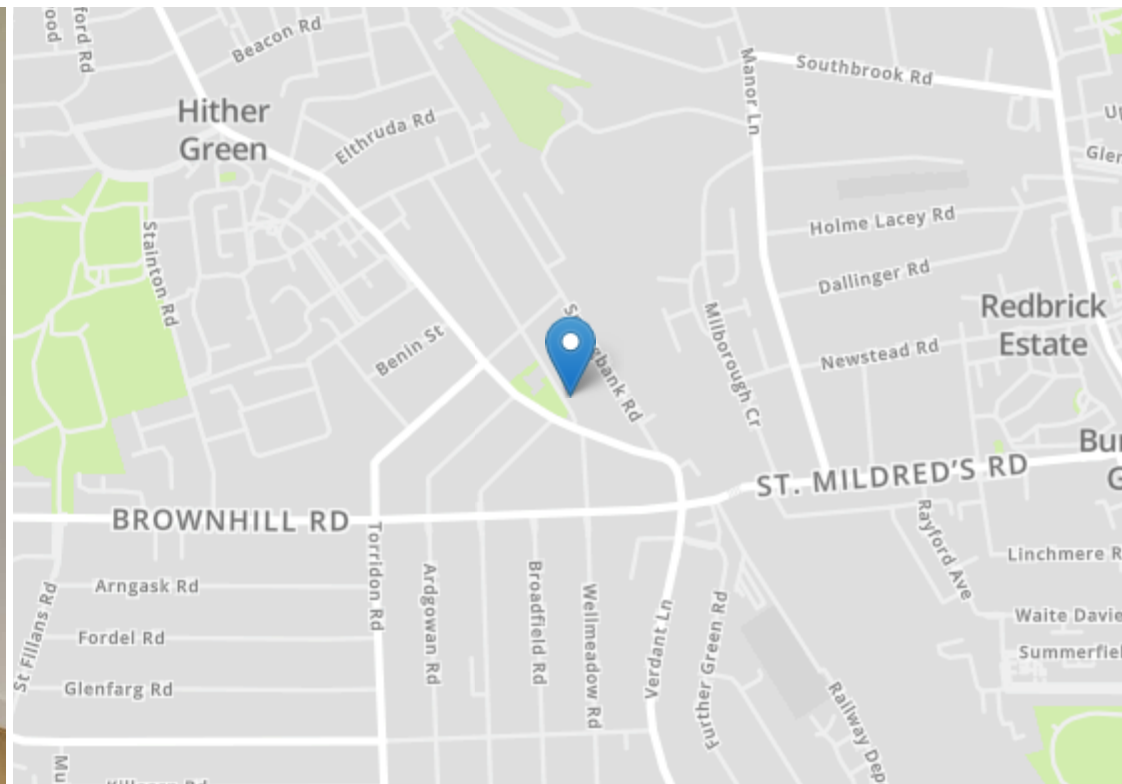
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FIRST FLOOR FLAT  
TWO DOUBLE BEDROOMS  
APPROX 629SQFT.

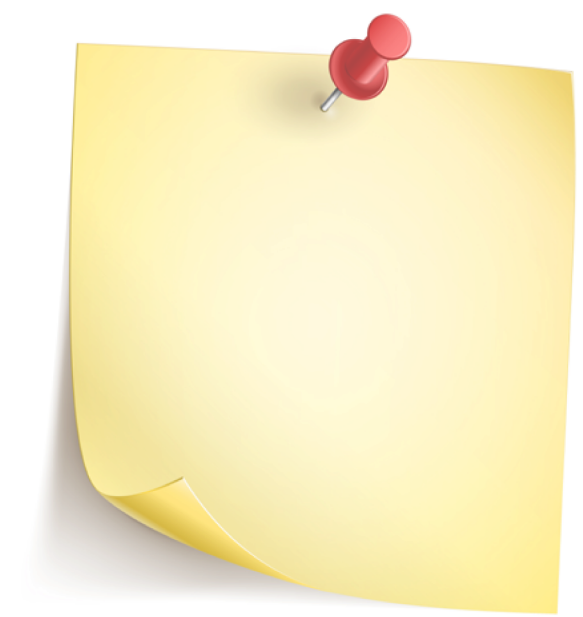
BRIGHT & SPACIOUS  
CHAIN FREE  
0.4MI TO HITHER GREEN  
STATION





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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