



**£315,000**  
1 bedroom flat

Wellmeadow Road  
Hither Green

## Read all about it...

Offered to the market with no onward chain - A fantastic split-level one-bedroom flat on Wellmeadow Road, a quiet residential street in Hither Green. Ideally situated just 0.3 miles from Hither Green Station, providing 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 within a period conversion and well presented throughout, this flat comprises a bright and airy lounge and modern kitchen and bathroom on the first floor and a double bedroom on the second floor.

**Tenure:** Share of Freehold (117 years remaining on lease) | **Service charge:** N/A | **Ground Rent:** N/A | **Council Tax:** Lewisham Band C

### FIRST FLOOR

#### Lounge

12' 8" x 12' 1" (3.86m x 3.68m)

Double glazed bay windows, plantation shutters, pendant ceiling light, storage cupboard, radiator, laminate wood flooring.

#### Kitchen

8' 6" x 6' 11" (2.59m x 2.11m)

Double glazed windows, ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine, combi boiler, tiled flooring.

#### Bathroom

8' 6" x 4' 10" (2.59m x 1.47m)

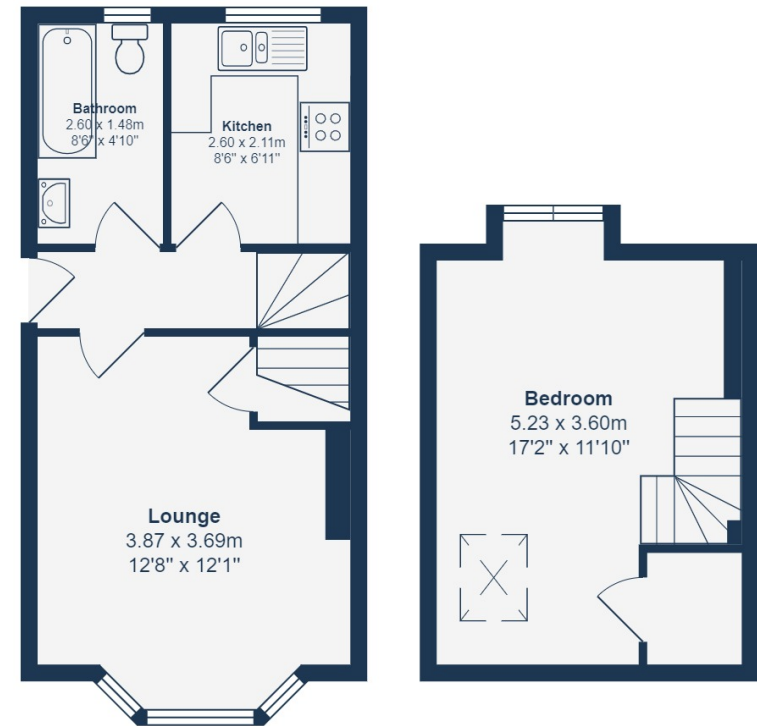
Obscured double glazed window, ceiling spotlights, bathtub with overhead and handheld showers, washbasin on vanity unit, WC, heated towel rail, tiled flooring.

### SECOND FLOOR

#### Bedroom

17' 2" x 11' 10" (5.23m x 3.61m)

Double glazed windows, roof window, ceiling spotlights, storage cupboard, radiator, laminate wood flooring.



First Floor

Second Floor

Total Area: 46.6 m<sup>2</sup> ... 502 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?

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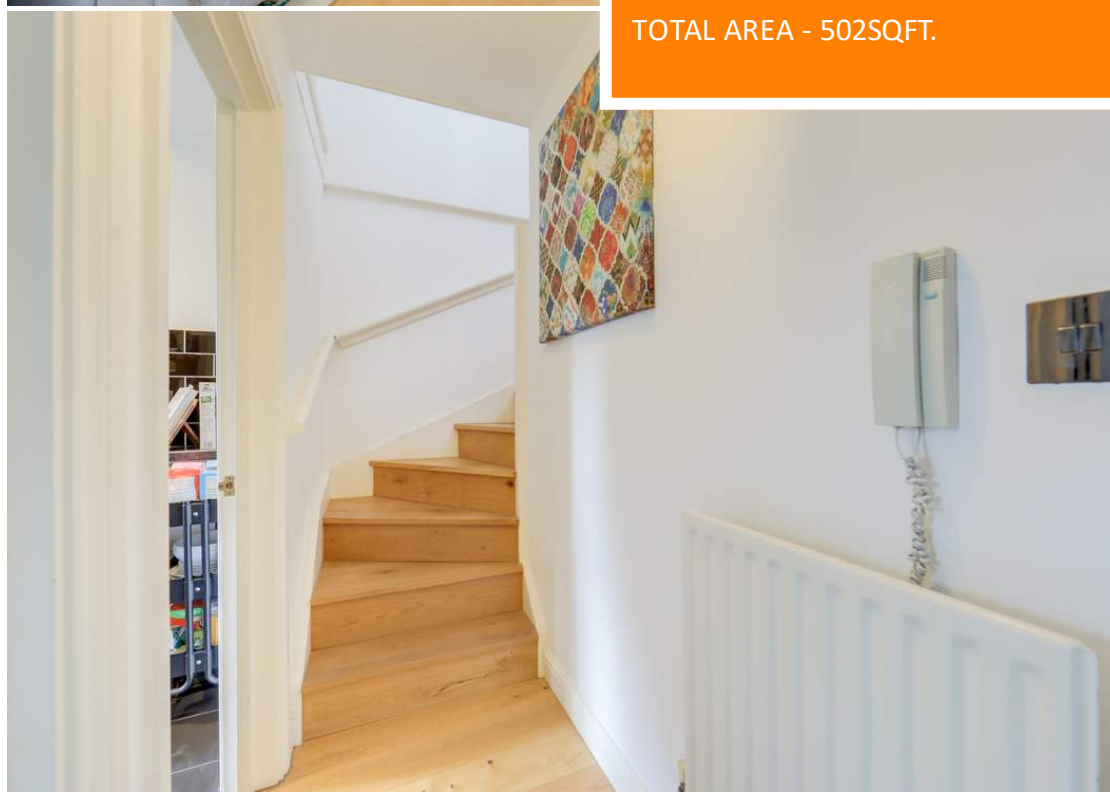
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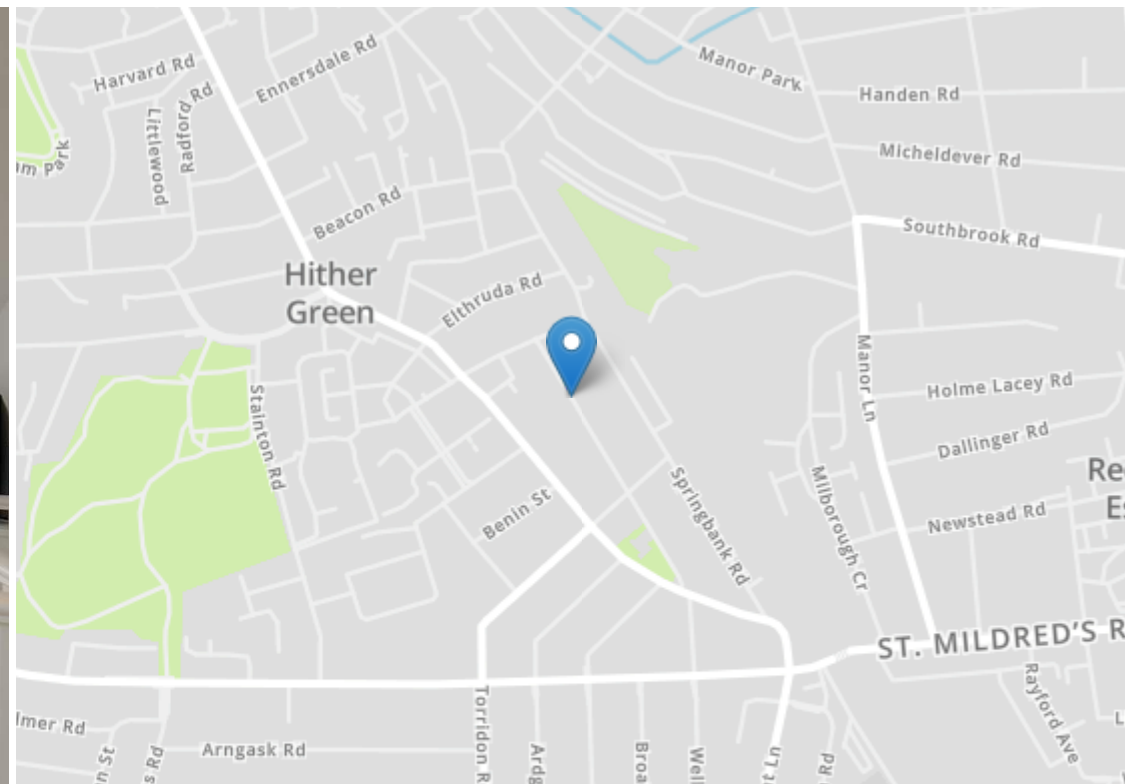




SPLIT LEVEL FLAT  
MODERN KITCHEN & BATHROOM  
TOTAL AREA - 502SQFT.

CHAIN FREE!  
SHARE OF FREEHOLD  
0.3 MI FROM HITHER GREEN  
STATION





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