

# Stanfords

— sales & lettings —



**Guide Price £525,000**

3 bedroom flat

Wellmeadow Road

London

SE13

## Read all about it...

A lovely three-bedroom, ground-floor garden flat located on Wellmeadow Road, a quiet residential street in the Heart of Hither Green. Offering just over 900sqft of living space the flat comprises of a bright and airy lounge to the front of the property, a rear extended kitchen overlooking the enormous private rear garden, a generous master bedroom and a further two bedrooms along with a three-piece bathroom.

Ideally located just 0.2 miles from Hither Green Station offering a wide range of commuter services directly into Central London. The house is just a stone's throw away from the station. The property also benefits from being close to a variety of local amenities and catchment to local schools.

Tenure: Share of Freehold

### GROUND FLOOR

#### Entrance Hall

Pendant Lighting, Hardwood Flooring

#### Lounge

3.69m x 6.10m (12' 1" x 20' 0")

Pendant Lighting, Frosted Bay Window to Front, Hardwood Flooring, Alcove Shelving.

#### Bedroom

3.42m x 2.42m (11' 3" x 7' 11")

Pendant Lighting, Double Glazed Window, Hardwood Flooring

#### Kitchen / Breakfast Room

3.20m x 3.68m (10' 6" x 12' 1")

Pendant Lighting, Matching Wall and Base Units, Plumbing for Washing Machine & Dishwasher, Single Basin Sink with Mixer Tap, Double Glazed Casement Window and Door to Rear garden, Extraction Hood with Light, Tiled Splashback

#### Bathroom

1.80m x 3.67m (5' 11" x 12' 0")

Pendant Lighting, Tiled Walls & Flooring, Double Glazed Frosted Casement Window, Hand Wash Basin, Bath & W/C with Walk In Shower

#### Bedroom

2.68m x 3.30m (8' 10" x 10' 10")

Pendant Lighting, Fitted Carpet, Double Glazed Window

#### Bedroom

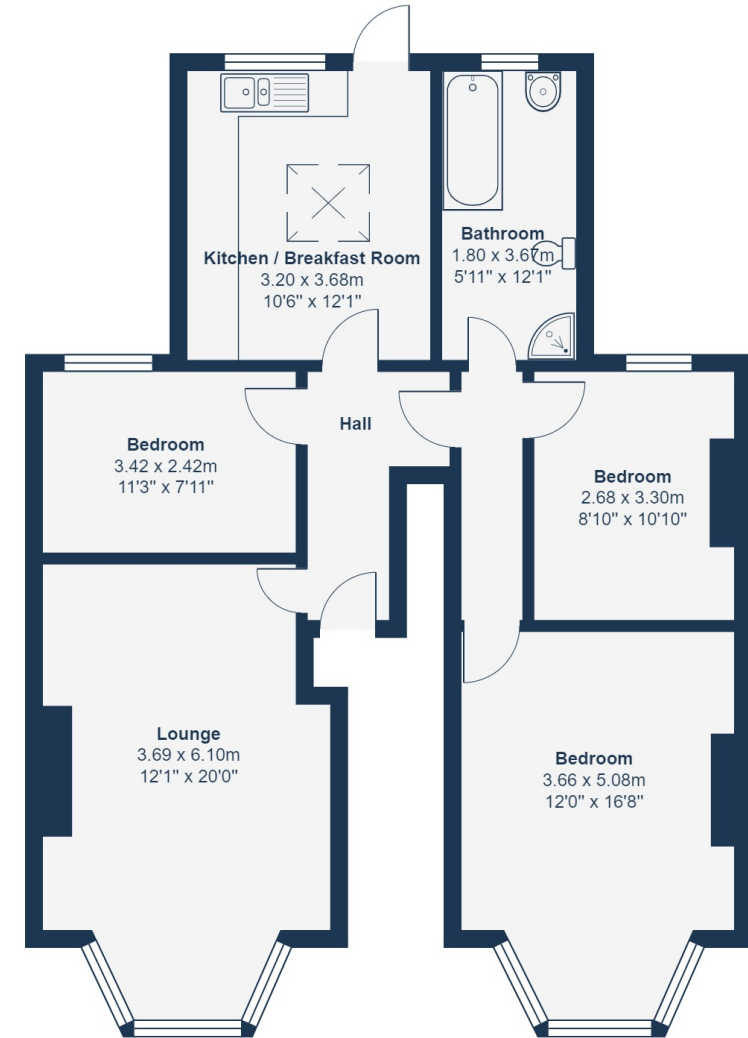
3.66m x 5.08m (12' 0" x 16' 8")

Pendant Lighting, Frosted Double Glazed Bay Window to Front, Fitted Carpet

#### OUTSIDE

#### Garden

Patio Area, Large Lawn Area, Raised Decking Area, Brick Fence



Ground Floor

Total Area: 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup>

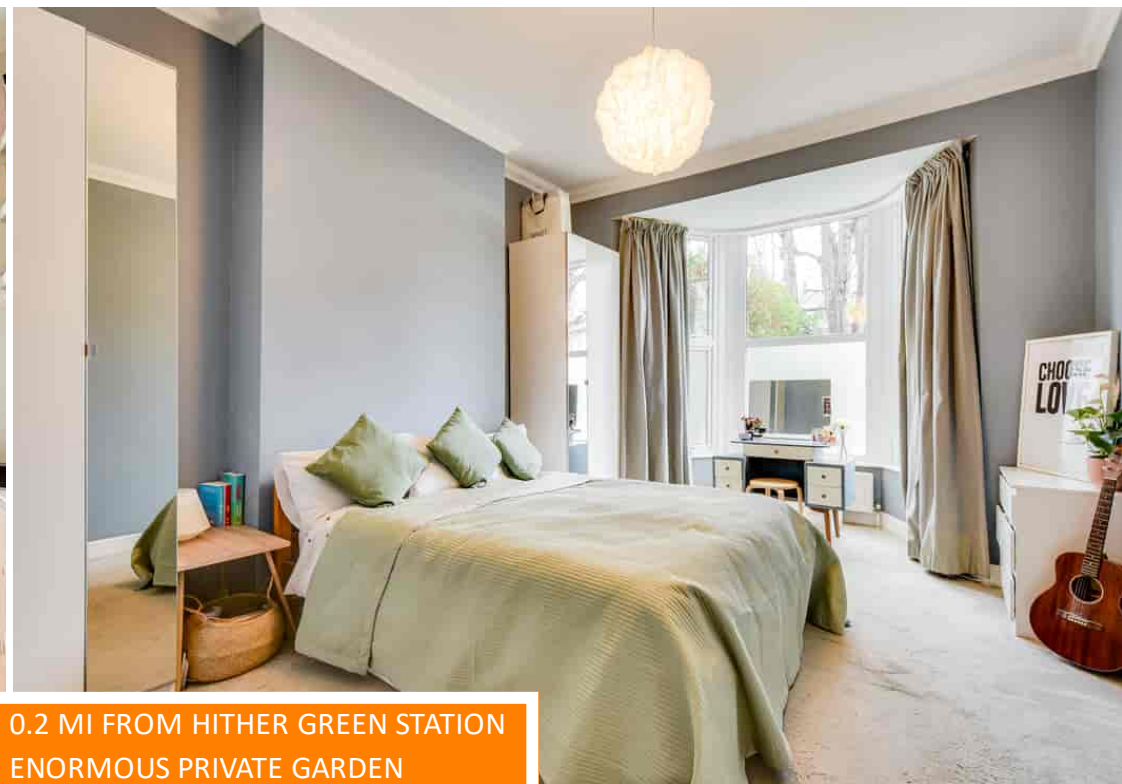
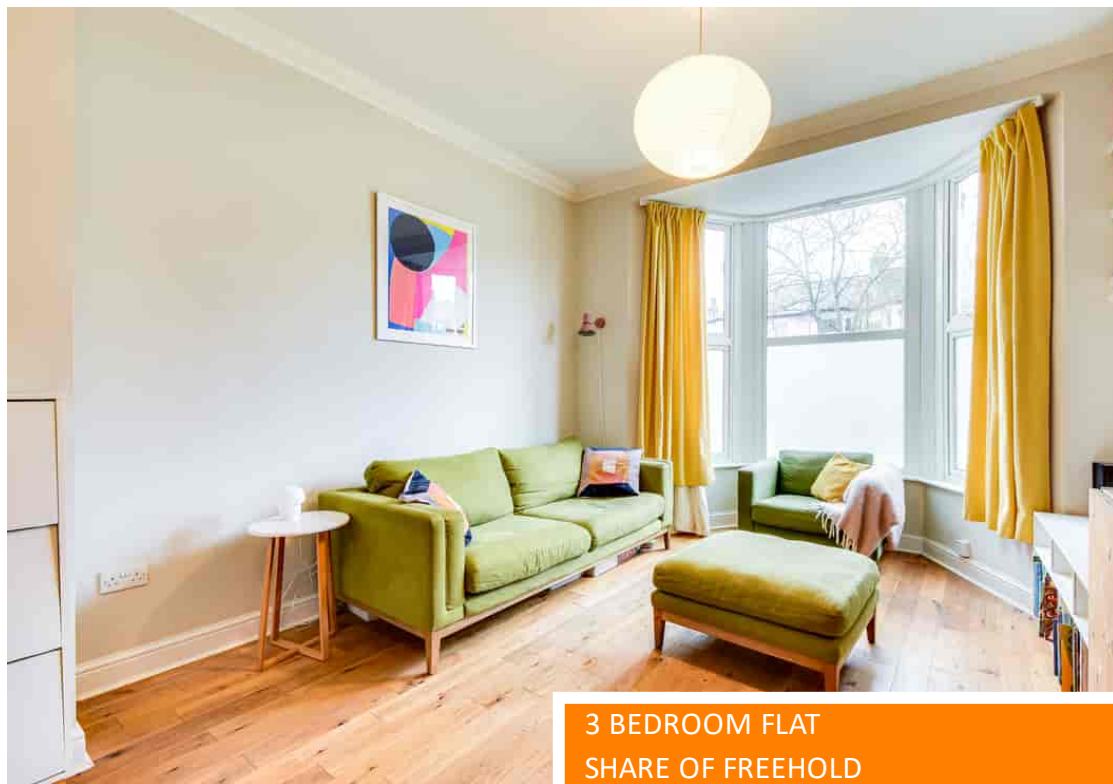
Drawn for Stanfords Sales & Lettings

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?

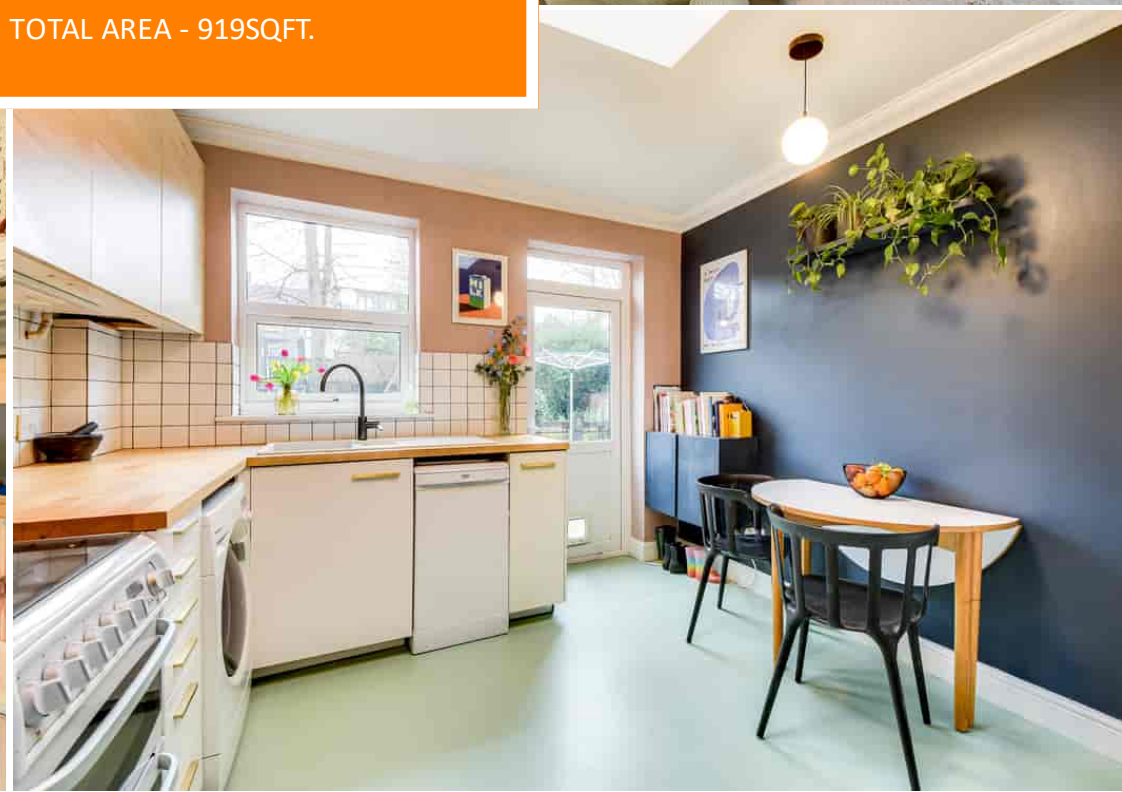
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

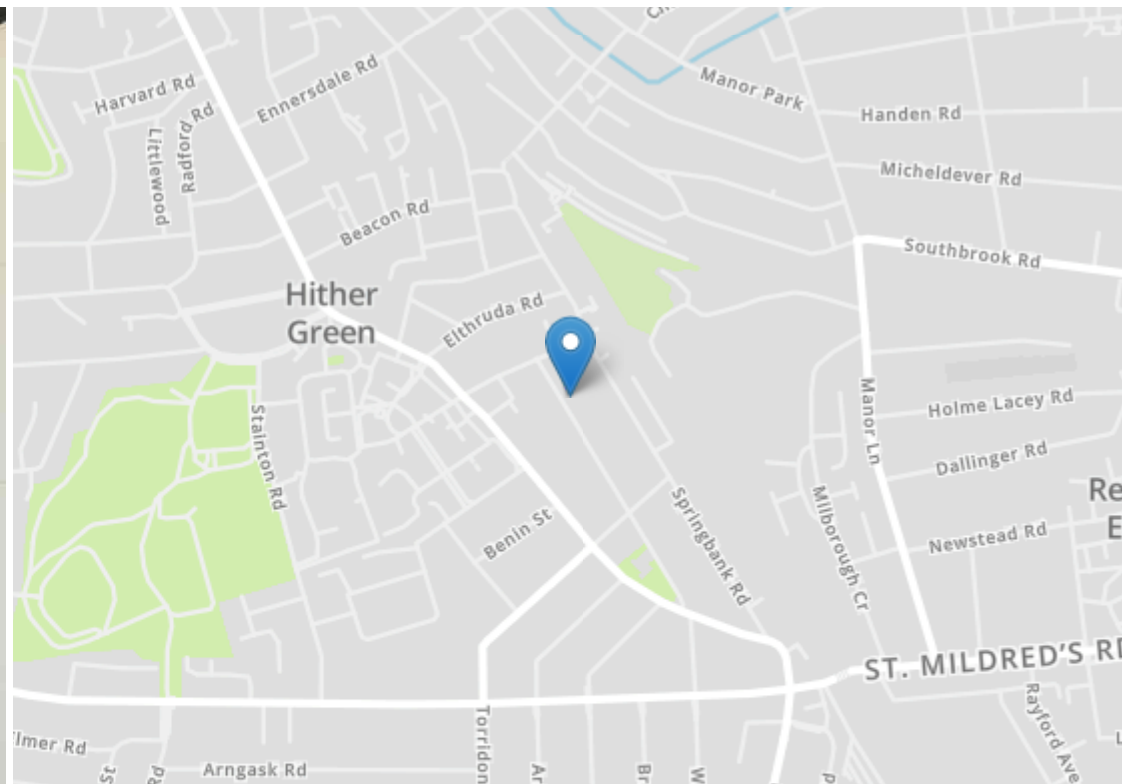
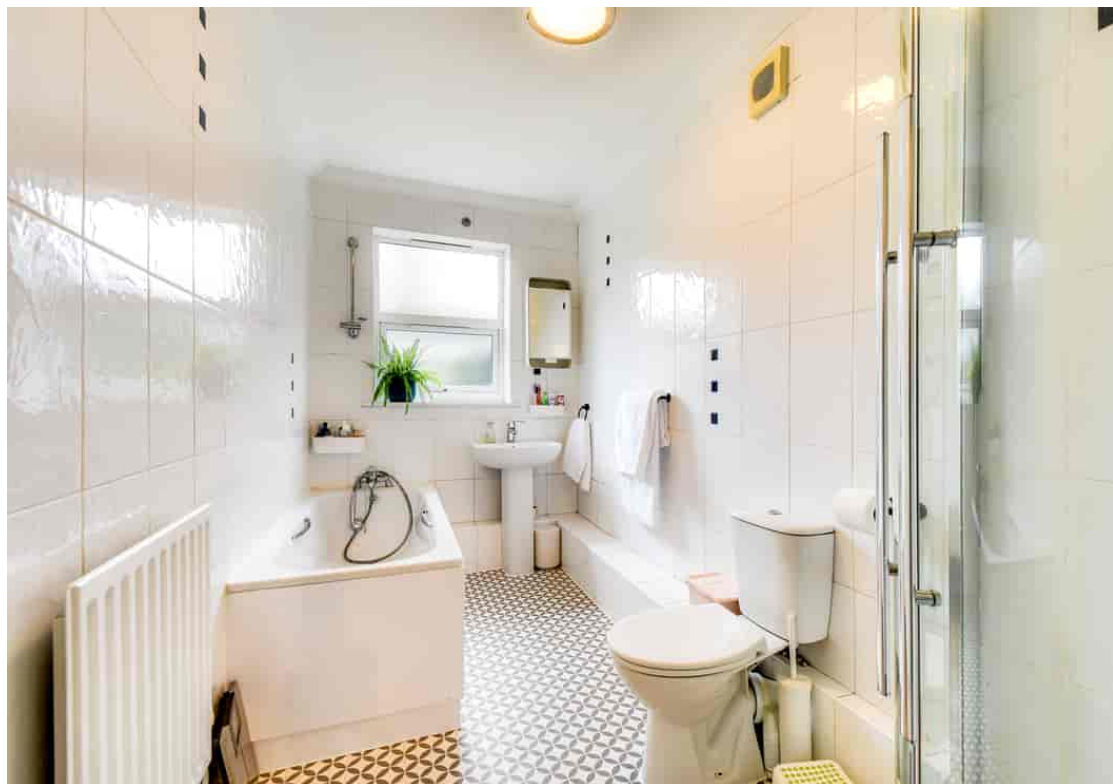
[www.stanfordstates.london](http://www.stanfordstates.london)



3 BEDROOM FLAT  
SHARE OF FREEHOLD  
DOUBLE FRONTED GROUND FLOOR  
FLAT

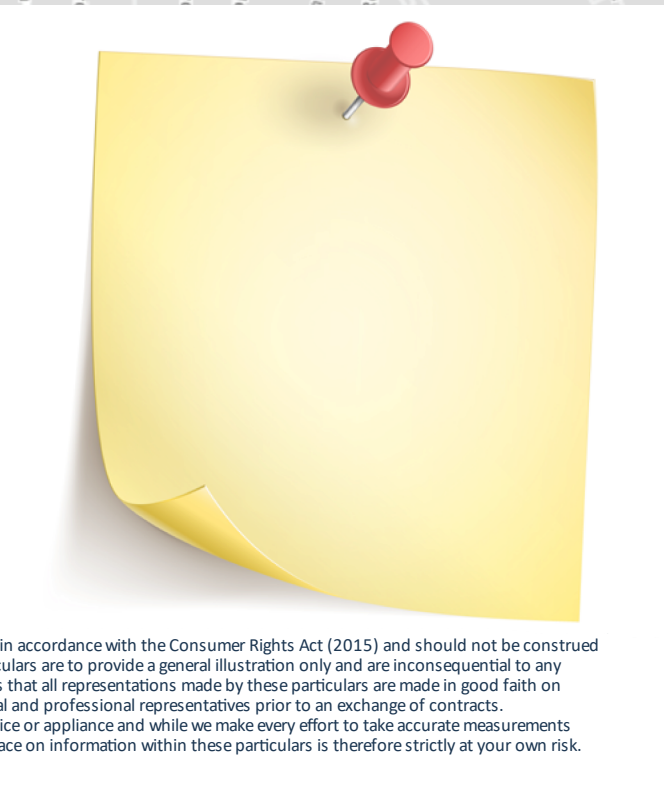
0.2 MI FROM HITHER GREEN STATION  
ENORMOUS PRIVATE GARDEN  
TOTAL AREA - 919SQFT.





### 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>		
(55-68) <b>D</b>	69	73
(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



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.