



65A WELLMEADOW ROAD LONDON, SE13 6TA

£490,000
LEASEHOLD

This stunning three-bedroom, ground floor, conversion apartment forms the entire ground floor of a sizeable double-fronted Victorian house. The property benefits from direct access to a huge private rear garden and has off-street parking with a space at the front of the house.

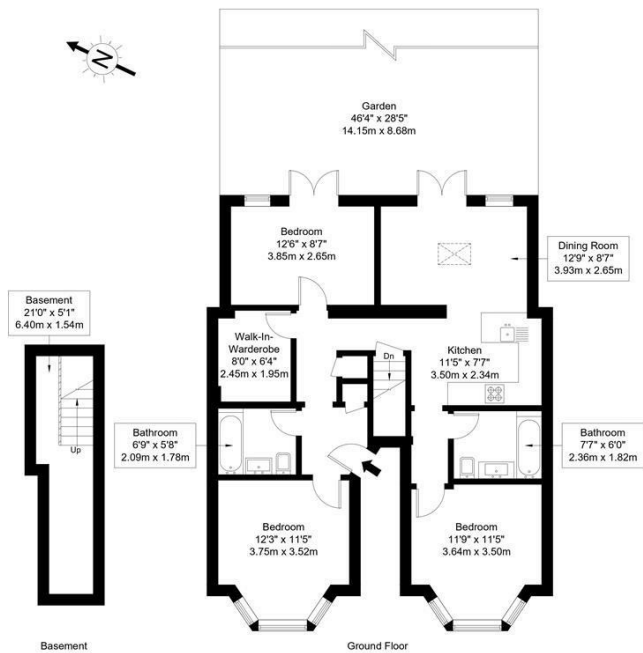
The apartment comprises of three bedrooms, one of which is currently being utilised as another reception room, as well as a walk-in wardrobe, which could easily fit a single bed and wardrobe and two more, much larger double bedrooms. There is also an open plan kitchen./dining area as well a separate and spacious living/reception room. The flat also has two full bathrooms and also benefits from a basement.

Wellmeadow Road is a highly sought after, tree-lined residential street and is in a prime location being just 0.3 miles to Hither Green station and just 0.5 miles to Lee Train Station. There is also good access to an abundance of local amenities including shops, pubs, cafes, restaurants and schools all within easy reach.

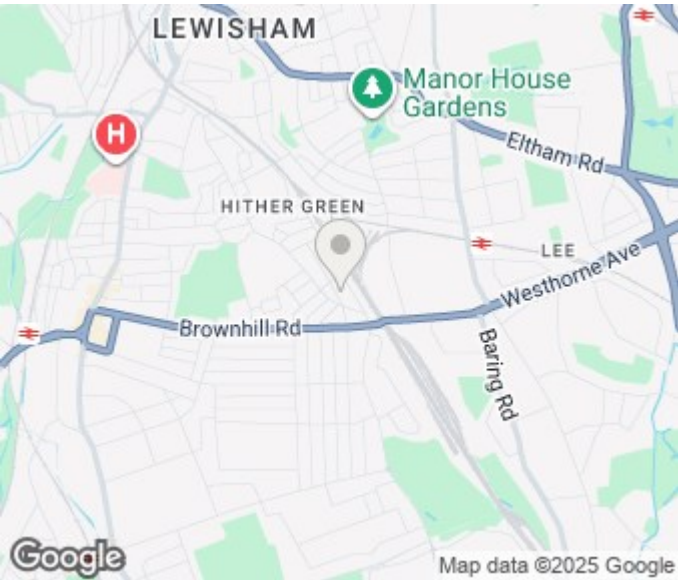
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Approx Gross Internal Area = 88.08 sq m / 948 sq ft



Ref :
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	74	75
(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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