



## 129 WELLMEDOW ROAD LONDON, SE6 1HN

**£290,000**  
LEASEHOLD

Set in a stunning double-fronted, period house, this gorgeous Victorian conversion, ground floor, garden flat is offered to the market with a recently extended lease and benefits from being in fantastic decorative order throughout.

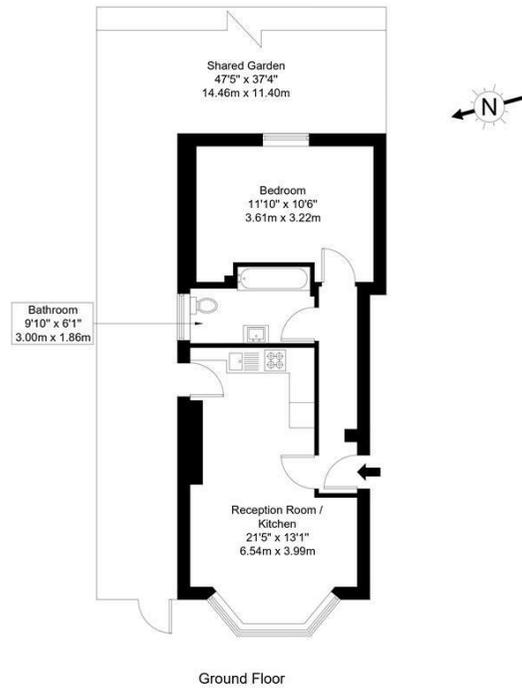
The property utilises a spacious open plan kitchen and reception area with large windows allowing ample natural light to fill the property, which also leads to a large, well-maintained garden. This is shared with the other flats in the block, however only two have direct access. The hallway also leads to a modern, fitted bathroom suit and a well-proportioned bedroom, with lots of built-in storage. There is also off-street parking directly outside via an allocated parking space.

Wellmeadow Road is one of the most sought after roads within the postcode with well-regarded schools, excellent commuter links, and beautiful parks nearby, notably the lovingly-maintained Mountsfield Park and Forster Memorial Park(s) are both just a short walk away from the property. Hither Green Station is also just 0.6 miles away, with direct access to London Bridge in approximately 10 minutes.

**DouglasPryce**

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Approx Gross Internal Area = 44.3 sq m / 477 sq ft



Ref :

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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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