



WELLMEADOW ROAD, HITHER GREEN, LONDON, SE13 6TB
£450,000 SHARE OF FREEHOLD

TUCKED AWAY ON A PEACEFUL RESIDENTIAL STREET JUST MOMENTS FROM HITHER GREEN STATION, THIS LARGE TWO BEDROOM VICTORIAN CONVERSION FLAT OFFERS A RARE COMBINATION OF GRAND PROPORTIONS, LARGE PRIVATE GARDEN, AND CHARMING PERIOD CHARACTER.

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DESCRIPTION:

Occupying the entire first (top) floor of an attractive double-fronted building, and accessed via a private entrance to the rear, the accommodation comprises; a wide hallway connecting each room. At the front, a magnificent 16'11 x 14'11 bay-fronted reception room with tall sash windows flooding the room with natural light, fireplace and alcove storage with a separate kitchen/diner that is semi open to the reception. The large 16'6 x 11'10 master bedroom has another generous bay window and space for large furniture alongside a built-in wardrobe. There is a second bedroom to the rear, perfect as a guest room, nursery or bright home office and a modern bathroom. Additional features include gas central heating, original sash windows, high ceilings throughout, and a large loft which we believe would be ideal for converting (STPP Any interested parties should make their own enquiries).

Outside there is direct access to a south-west facing private balcony, which runs the full width of the home and has been laid with artificial grass to create an inviting, low-maintenance retreat. But the real surprise lies at the rear: a stunning 55ft private garden, beautifully arranged with a large lawn, a built-in BBQ for summer evenings, and a powered shed offering excellent storage or hobby space. There is off street parking to the front.

This is an impressive home and sold chain free and with a share of the freehold. Your earliest viewing is essential. Video tour can be seen at Winkworth.co.uk.

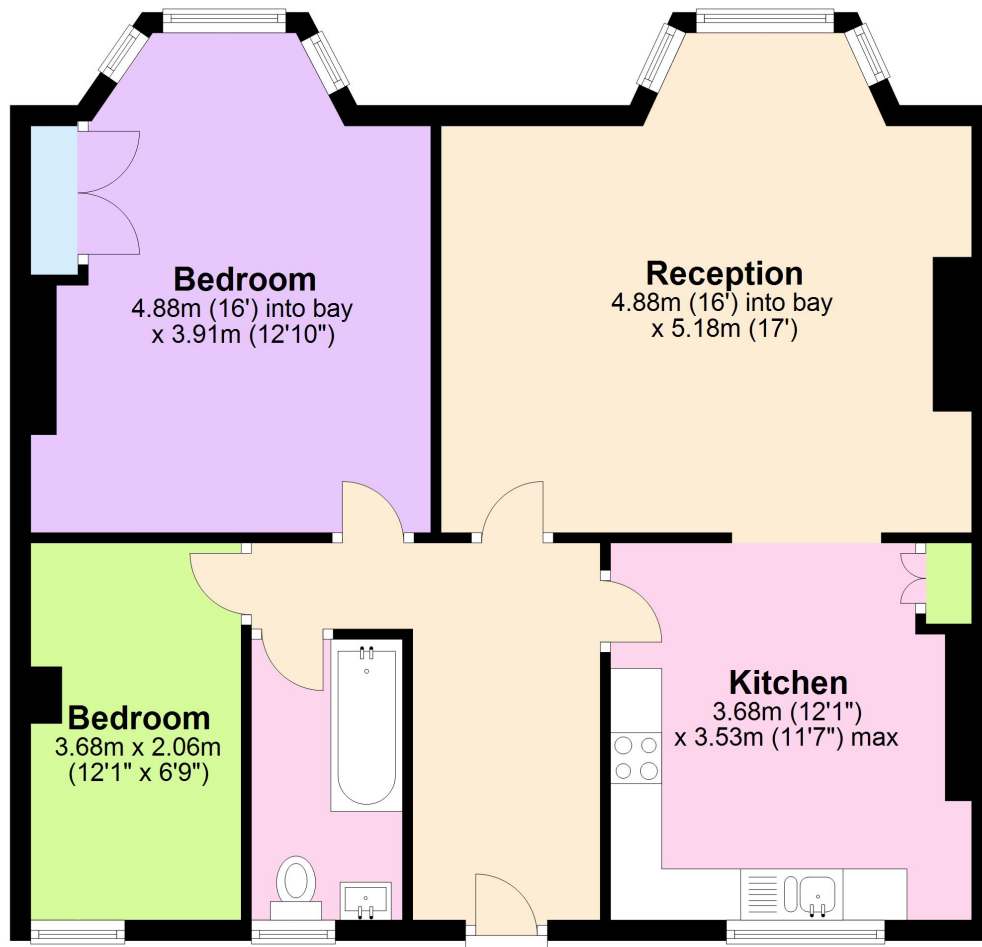
The property is located just 300 metres from Hither Green station with travel time to London Bridge just 9 minutes with trains also operating to Cannon Street, Charing Cross and Waterloo East. Catford and Catford Bridge stations are also both within a mile. Canary Wharf is easily accessible via Lewisham DLR. The vibrant centre of Hither Green includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever) and gastropub The Station Hotel. Catford and Lewisham Town centres are both within a mile with regeneration increasing the choice of shops, bars and restaurants and fast access links to Central London. Blackheath Village with its array of boutiques, bars and restaurants is just 1.2 miles. There's a good choice of primary schools including two Ofsted rated 'Excellent' Brindishe schools and the popular Sandhurst and Torridon Schools.





First Floor

Approx. 74.8 sq. metres (805.1 sq. feet)



Total area: approx. 74.8 sq. metres (805.1 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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