

Wellmeadow Road, LONDON, SE6 1HP

Price Guide £400,000

Council Tax Band: C



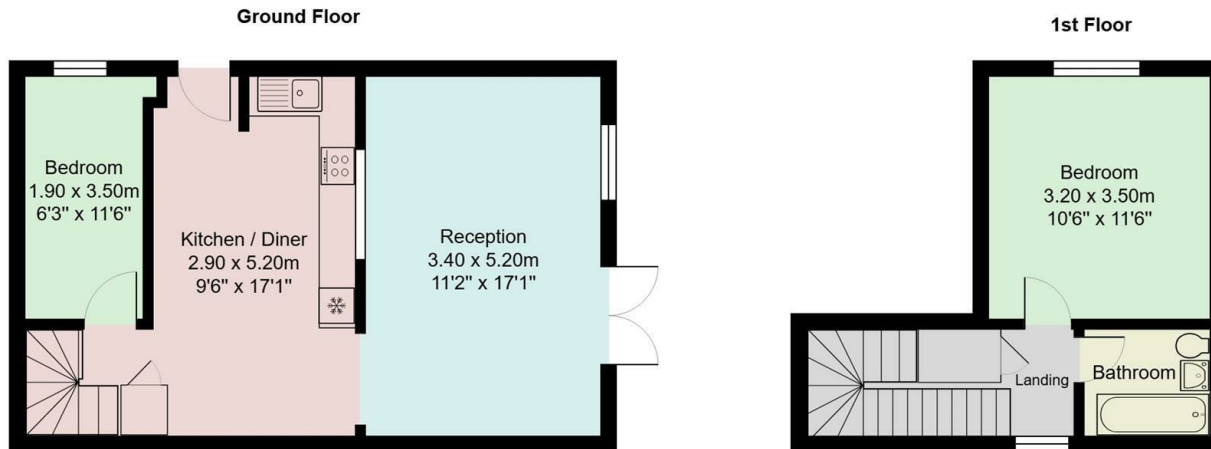
GUIDE PRICE £400,000 TO £450,000

We are delighted to introduce this extremely well presented two bedroom split level maisonette providing a unique opportunity for ownership. Situated at the corner of Wellmeadow and Downhill Road, it occupies a sought after prime position within the highly coveted Corbett Estate.

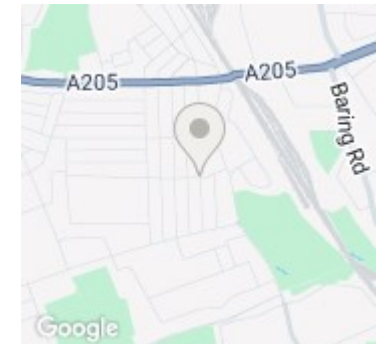
The property, which forms part of a handsome Victorian residence, boasts its own private entrance, ensuring exclusive access without shared communal areas. Thoughtfully designed and elegantly appointed, this exceptional home offers a well-proportioned open-plan kitchen, offering picturesque views through to the rear-facing reception area. This inviting space seamlessly accommodates dining and flows effortlessly into the spacious reception room, where French doors open onto a delightful private rear garden, complete with a patio area and convenient side access. Completing the ground floor accommodation the second bedroom is well-appointed, benefiting from a front-facing window that allows for ample natural light. Ascending the staircase, you arrive at a generously sized landing, which features a practical built-in storage cupboard. From here, you are led to the stylish and modern family bathroom, complete with a contemporary three-piece suite. Adjacent to this, the master bedroom provides a refined and comfortable retreat, boasting generous proportions and ample storage space.



Open House South East



Total Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



| 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 68                      | 70        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |