



**Melrose Road, London SW18 1ND**

**welcome to**

## **Melrose Road, London**

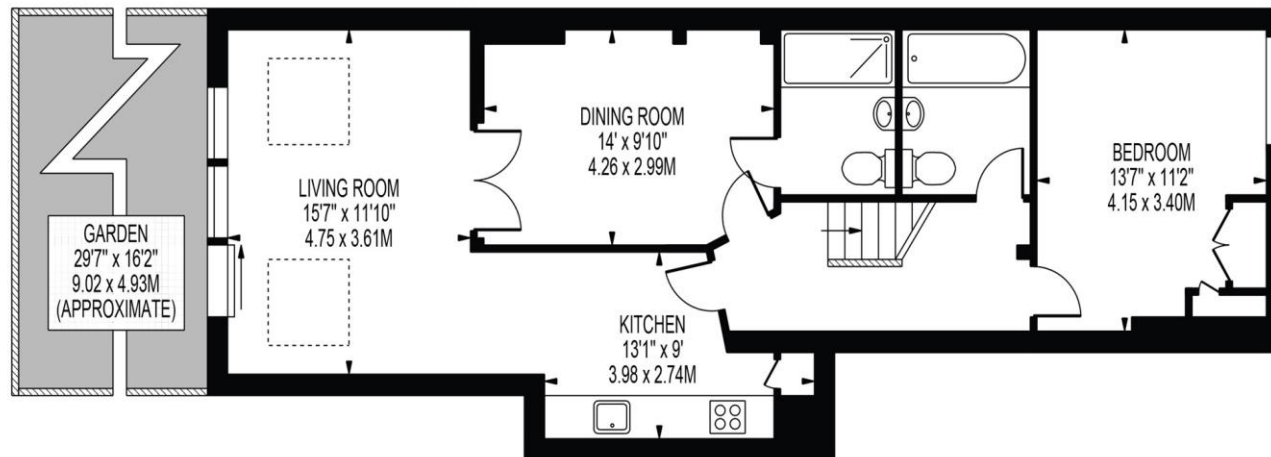
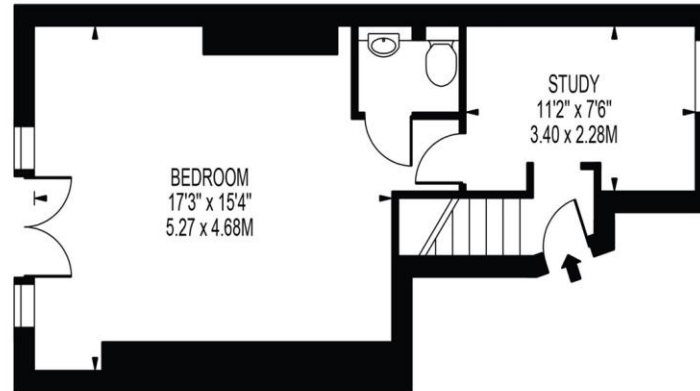
This stunning two bedroom split-level flat situated on a prestigious and highly sought after road offers modern and well proportioned accommodation throughout.





## MELROSE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1177 SQ FT - 109.38 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

On the entrance level the property comprises a large bedroom, a w/c and versatile area currently used as a study space with stairs down to the majority of the accommodation.

On the lower ground floor which has solid wood floors throughout, there is a large lounge, and a separate diner, a double bedroom and two bathrooms. and a beautiful kitchen to the rear. Further benefiting from having its own large private south facing rear garden with a patio and raised lawn, and finally an off road parking space.

The property is offered with a share of freehold and is situated equidistant to Southfields and East Putney Underground stations which provide regular services to Central London via the District Line. The A3 is also only moments away with access in and out of London for the motorist.

An early internal viewing is highly recommended to avoid disappointment.

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## **Melrose Road, London**

- 1,177 sqft
- Fantastic Split-Level Flat
- Two Double Bedrooms
- Two Bathrooms
- South Facing Private Rear Garden

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £875,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SFS102279](https://barnardmarcus.co.uk/Property/SFS102279)



Property Ref:  
SFS102279 - 0007

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**barnard marcus**



**020 8874 4106**



[Southfields@barnardmarcus.co.uk](mailto:Southfields@barnardmarcus.co.uk)



245 Wimbledon Park Road, Southfields,  
LONDON, SW18 5RJ



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**