



Melrose Road

Wandsworth, SW18

Asking Price £385,000

An immaculately presented two-bedroom apartment with off-street parking, ideally situated just a short walk from Southfields Underground station.

CHESTERTONS



Melrose Road

Wandsworth, SW18

- Chain free
- Two double bedrooms
- Over 700sqft
- Off street parking
- Walking distance to Southfields and East Putney Underground stations
- Well presented throughout



This beautifully presented apartment offers a bright and spacious reception room that flows seamlessly into a modern open-plan kitchen. A generous hallway leads to a well-appointed bathroom featuring a heated towel rail. At the rear of the property, you'll find a large principal bedroom and a smaller second bedroom.

The property is well-proportioned, spanning over 700 sq. ft, and benefits from an off-street parking space as well as a storage space.

Melrose Road is ideally positioned within easy walking distance of both Southfields and East Putney Underground stations, with excellent bus connections also available. The immediate area offers a selection of local shops and restaurants, while a wider range of amenities — including supermarkets, gyms, cinemas, and bars — can be found in nearby Southfields, Wandsworth Town, and East Putney, all within easy reach.

Tenure: Leasehold 165 years 5 months

Service Charge: £2100 p.a.

Ground Rent: £0

Local Authority: Wandsworth Council

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		77
D (55-68)		
E (39-54)	43	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Putney Sales

153 Upper Richmond Road

London

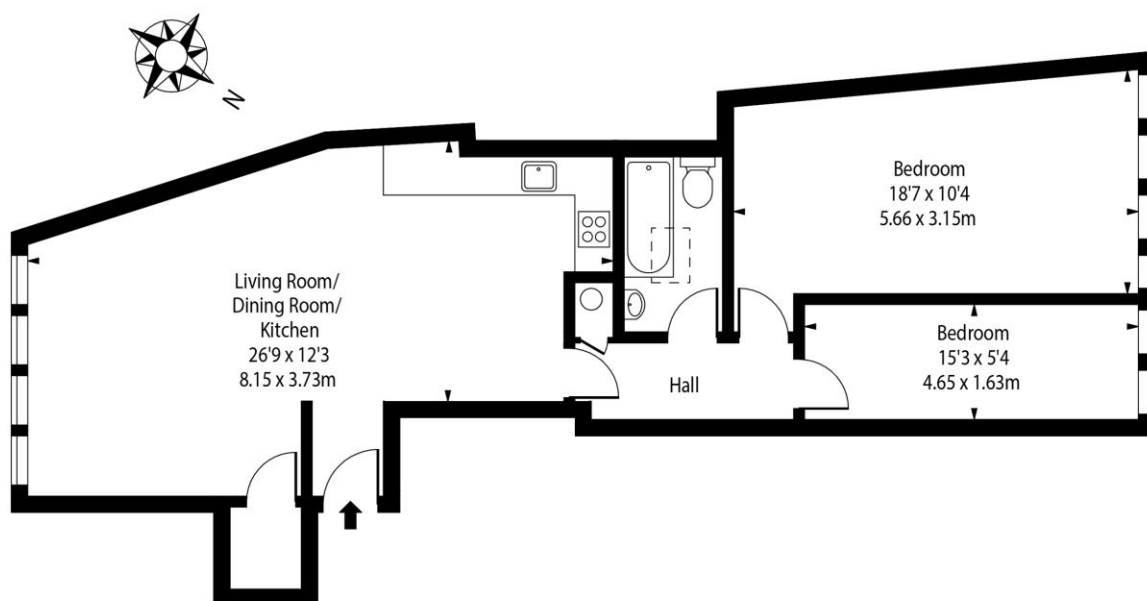
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Second Floor

Approx Gross Internal Area **711 Sq Ft - 66.05 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 46347

