



# Melrose Road

London, SW18

Asking Price £650,000

This picturesque conversion flat with own front door and private patio finished to a fantastic standard throughout.



# Melrose Road

London, SW18

- Two Double Bedrooms
- Beautifully finished bathroom
- Open plan kitchen living room
- High specification throughout
- Pretty period building
- Patio
- Own front door



This picturesque conversion flat has been stylishly decorated throughout, with two double bedrooms, bathroom, and large open-plan living area comprising a fitted kitchen, lounge space and dining area.

The property has its own front door and is accessible via a beautifully presented patio area.

Melrose Road is a quiet residential road ideally situated for the tube links via Southfields or East Putney and bus links to Clapham Junction. Behind the property are private tennis courts for which yearly membership can be obtained.

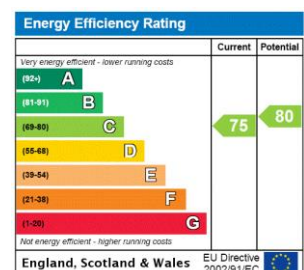
**Tenure:** Leasehold 997 years 5 months

**Service Charge:** £2000 Buildings insurance garden upkeep internal cleaning and Emergency fund

**Ground Rent:** tbc

**Local Authority:** Wandsworth

**Council Tax Band:** E



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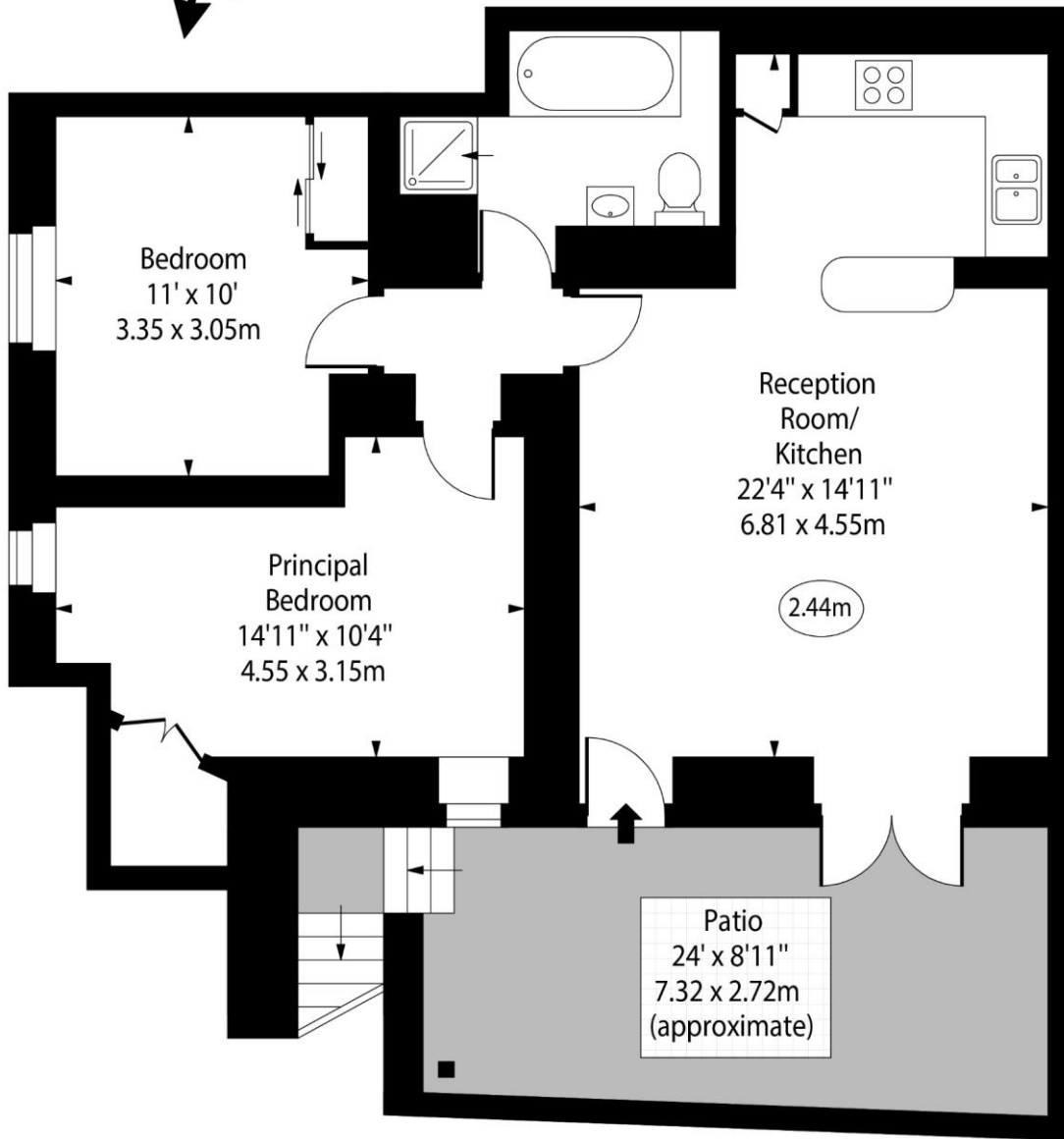
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Melrose Road,  
Putney, SW18



○ - Ceiling Height



Lower Ground Floor

Approx Gross Internal Area      712 Sq Ft - 66.14 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 019842E

