



## 139 Mellison Road

, London, SW17 9AT

Offers in excess of £475,000

This is a great opportunity to buy a larger than average, purpose built period maisonette in a very popular road in the Tooting Graveney area. Please be aware that this property does require full refurbishment but with the demise of the loft and associated airspace this would be par for the course for anyone developing into the roof.

This property is offered with a peppercorn ground rent and a new 999 year lease.

Located in one of Tooting most sought after roads, it is within easy walking distance of both Tooting Broadways 24 hour Northern line tube and Tooting overland Thameslink station.

There are many amenities such as markets, cafes, gastropubs and bars in the locality as well as open spaces such as Tooting Bec lido and common

- Three bedrooms
- First floor
- Period maisonette
- Rear garden
- Loft and airspace demised
- No onward chain

### Viewing

Please contact our Tooting Office on 0208 6727000 if you wish to arrange a viewing appointment for this property or require further information.



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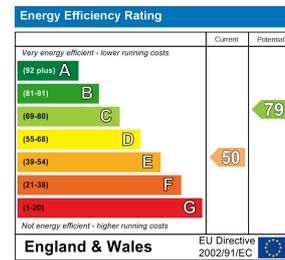
## Floor Plan



## Area Map



## Energy Efficiency Graph



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