



Wandsworth
London, SW18

CHESTERTONS





A well presented, fully extended two bedroom garden flat on a quiet tree lined residential road in the heart of Wandsworth.

The property benefits well-proportioned accommodation throughout, plus a cellar for additional storage.

To the front of the property is the main bedroom with a large bay window, feature fireplace and built-in storage. A second double bedroom with double doors leading out onto a small courtyard and a bathroom complete with a three piece suite.

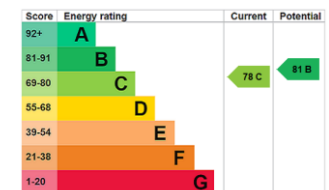
The rear of the property comprises of a stunning open plan kitchen, living and dining space perfect for entertaining with skylights and floor to ceiling bi-folding doors leading out to a large private garden.

The flat is a short stroll to the shops, cafes, restaurants and leisure facilities local to St. Johns Hill and Old York Road. Wandsworth Town mainline station and extensive bus routes.

Wandsworth Common is moments from the flat, offering wide open green space.

- Period garden flat
- Sold chain free
- 933sqft
- Two double bedrooms
- Open plan kitchen/living
- Moments from the common

Offers in excess of
£750,000



Tenure: Leasehold 82 years remaining

Service Charge: £562 per annum

Ground Rent: Peppercorn

Local Authority: London Borough of Wandsworth

Council Tax Band: C

Chestertons Wandsworth Sales

47 East Hill

London

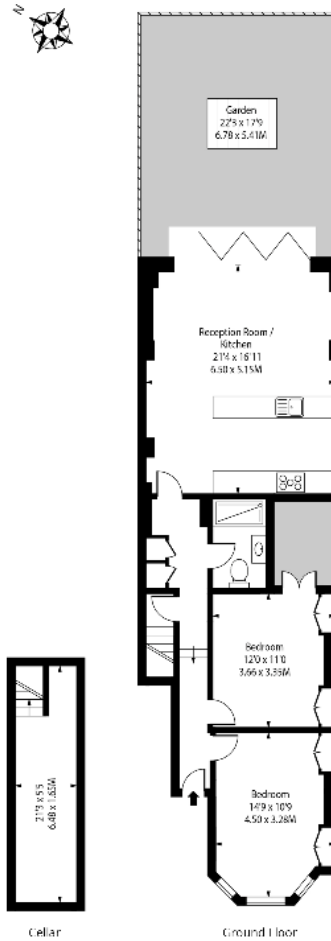
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Melody Road, SW18



Approx Gross Internal Area 933 Sq Ft - 86.68 Sq M

(Includes Limited Use Area - 12 Sq Ft)

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 48128



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