



MELODY ROAD

London SW18



OPPORTUNITY CLOSE TO WANDSWORTH COMMON

Occupying a coveted end-of-terrace position on the ever-popular Melody Road, this distinguished Victorian house presents a rare opportunity to acquire a home that has remained within the same ownership for more than six decades.



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Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: freehold

Guide Price: £1,350,000



CHARACTERFUL HOME WITH POTENTIAL

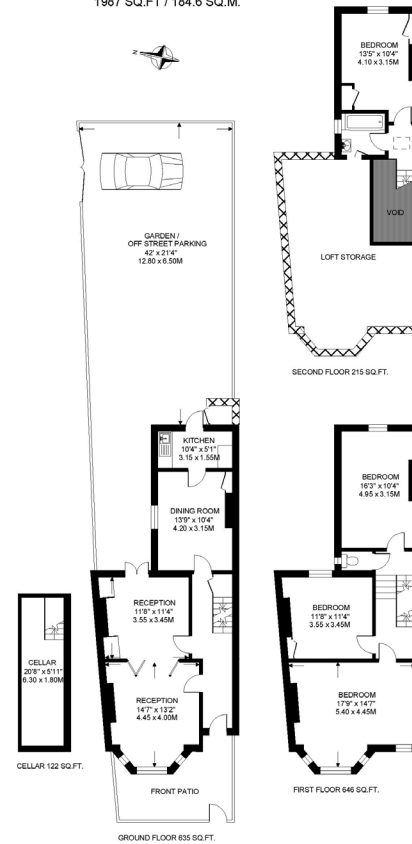
Rich in period charm and offering excellent potential for enhancement, this impressive end-of-terrace home combines generous proportions, original features and exciting scope to create a superb family residence. The property opens into a welcoming entrance hall leading to an elegant double reception room with high ceilings, bay windows and period fireplaces. To the rear, doors open onto a west-facing garden of approximately 41 ft, enjoying excellent afternoon and evening sunlight. The end-of-terrace position offers potential for rear and side-return extensions, subject to the necessary consents. A separate dining room, kitchen and useful cellar complete the ground floor. The upper floors provide four well-proportioned bedrooms, a cloakroom on the first floor and a family bathroom on the second. A substantial loft offers further potential to extend, subject to the usual permissions. A particularly attractive feature is the rear and side access via Trefoil Road.







MELODY ROAD
WANDSWORTH SW18
APPROXIMATE INTERNAL FLOOR AREA:
1618 SQ.FT / 150.3 SQ.M.
PLUS STORAGE AREAS 369 SQ.FT / 34.3 SQ.M.
TOTAL AREA SHOWN ON PLAN
1987 SQ.FT / 184.6 SQ.M.



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Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at that level.
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Approximate Gross Internal Area = 184.6 sq m / 1987 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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