

# Melrose Road

## London, SW18

Offers in Excess of £400,000

A beautifully presented one-bedroom period apartment offering generous living space, high ceilings, a spacious double bedroom and charming character features, offered to the market chain free.

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# Melrose Road

## London, SW18

- Beautifully presented one-bedroom period apartment
- Generous double bedroom with built-in wardrobes
- Spacious reception and dining room
- High ceilings and charming period features
- Attractive bay window providing excellent natural light
- Separate fitted kitchen
- Well-appointed bathroom
- Offered to the market chain free
- Attractive residential setting
- Convenient for local shops, cafés and restaurants
- Good access to nearby transport links
- Within easy reach of local amenities
- Convenient connections into Central London



Set within an attractive period building, this beautifully presented one-bedroom apartment offers bright, spacious accommodation, charming character features and a wonderful sense of space throughout. Offered to the market chain free, the property is an excellent opportunity for first-time buyers, professionals or those seeking a London pied-à-terre.

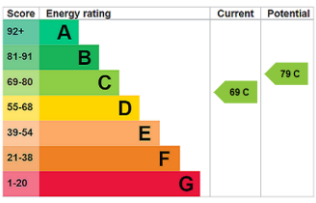
The impressive reception and dining room is a particular highlight, featuring high ceilings, a beautiful bay window and elegant period detailing. Generous proportions and excellent natural light create a welcoming space for both relaxing and entertaining.

A separate fitted kitchen offers a practical cooking space, while the exceptionally spacious double bedroom benefits from built-in wardrobes, high ceilings and large windows overlooking the surrounding area. A well-appointed bathroom completes the accommodation.

The apartment combines the charm of a traditional period property with comfortable modern living, offering a practical layout and well-proportioned rooms throughout.

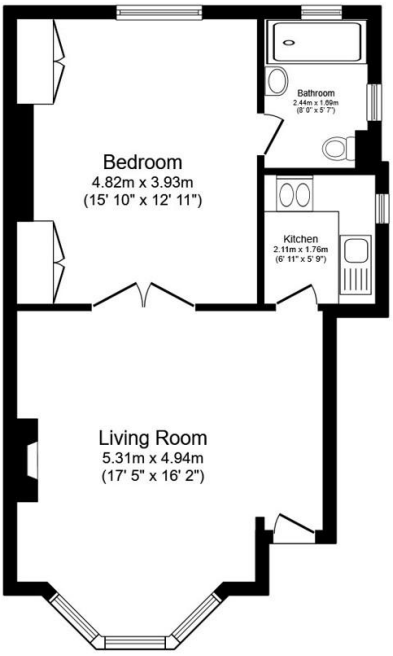
Melrose Road is a quiet residential road ideally situated for the tube links via Southfields or East Putney and bus links to Clapham Junction.

**Tenure:** Leasehold (Expiry: 25/03/2974) Plus Share of Freehold
**Service Charge:** £481.94 p.a. for Buildings insurance
**Ground Rent:** Nil
**Local Authority:** London Borough of Wandsworth
**Council Tax Band:** C




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## Ground Floor

Total floor area 50.4 m² (542 sq.ft.) approx

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