

FOR SALE



Mellison Road, Tooting, SW17

Offers In Excess Of £465,000 Share of Freehold

 **2**

 **1**

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A wonderful and beautifully presented ground floor maisonette situated on the quiet residential Mellison Road, in the heart of Tooting, SW17. Set within the highly sought-after Tooting Graveney area, this charming home combines generous living space with modern comfort, all within a peaceful, tree-lined setting.

The property offers two spacious double bedrooms, both well-proportioned and filled with natural light, providing flexible accommodation for professionals, couples, small families, or those working from home. The separate kitchen is thoughtfully laid out with ample storage and worktop space, ideal for everyday living and entertaining alike. A bright and welcoming living room creates the perfect space to relax or host guests, while the modern bathroom is finished to a high standard with contemporary fittings. To the rear, a private garden provides a rare and valuable outdoor retreat, ideal for summer dining, gardening, or simply unwinding in your own tranquil space.

Location is a key feature of this home. Mellison Road is just a short walk from Tooting Broadway Underground Station (Northern Line, Zone 3), offering direct links into Central London, as well as Tooting railway station, providing convenient services to City Thameslink and beyond. The vibrant amenities of Tooting Broadway are moments away, with an excellent selection of independent cafés, popular bars, restaurants, and shops, along with the renowned Tooting Market.


The property is also perfectly positioned for access to St George's Hospital and St George's, University of London, making it particularly attractive for medical professionals and students.

Offering a blend of character, comfort, outdoor space, and superb connectivity, this maisonette presents an exceptional opportunity to enjoy the best of South West London living in a peaceful yet well-connected setting.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	65	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Mellison Road, null, SW17

CAPTURE DATE 15/08/2022 LASER SCAN POINTS 67,376,569

GROSS INTERNAL AREA

67.98 sqm / 731.73 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
67.98 sqm / 731.73 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
63.03 sqm / 676.45 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.99 sqm / 10.66 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 66.53 sqm / 716.12 sqft
IPMS 3C RESIDENTIAL 63.33 sqm / 681.66 sqft

SPEC ID 62f612b64503760e312613e5

Material Information

Tenure – Leasehold (with a Share of Freehold)

Length Of Lease – 118 years

Building Insurance – £1,030

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type

Maisonette (End of Terrace)



Construction Type

Brick



Parking

Parking Permit



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Superfast/ Ultrafast



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: NO

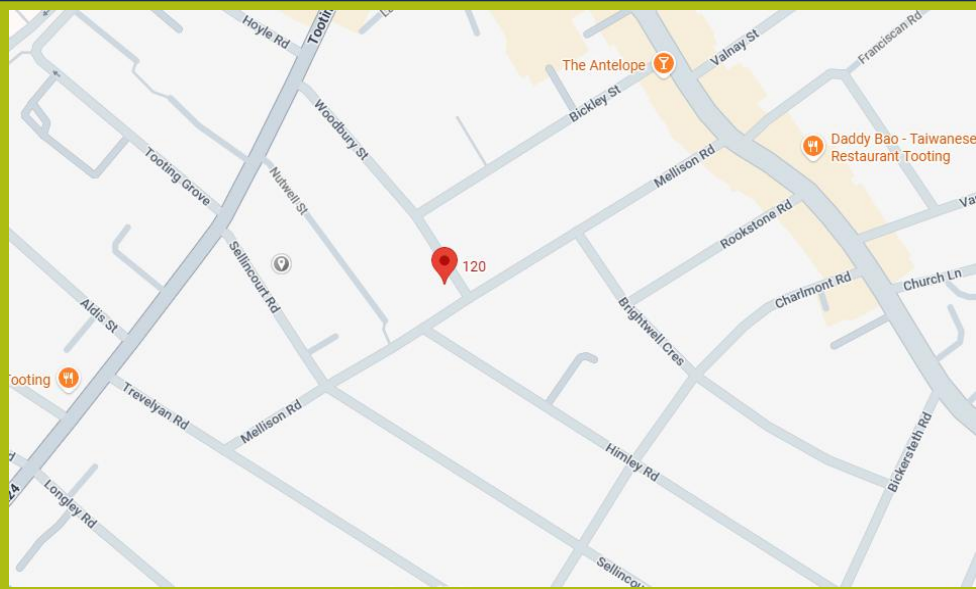
Risk Level: Low



Proposed Development

in Immediate Locality?

None



Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 0208 679 9889



samuelestates.com