



MELLISON ROAD, SW17
£750,000 LEASEHOLD

Winkworth



MELLISON ROAD, SW17

An exceptional and extensively renovated three-bedroom period flat. Arranged over two floors the property has been meticulously renovated to the highest standard offering three generous double bedrooms, two stunning bathroom suites arranged over the entire first floor.

Stairs lead off the landing up to a magnificent open plan living/kitchen space on the second floor. The kitchen boasts modern appliances with an integrated wine fridge, large island and bi folding doors leading onto the private roof terrace.

The property also benefits from a private garden which can be accessed from stairs on the first floor and a WC off of the kitchen.

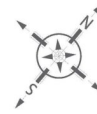
Mellison Road located in the much sought-after Tooting Graveney area is a quiet, tree-lined setting a short walk away from Tooting Broadway (Northern line, Zone 3) and Tooting National Rail station (City Thameslink). It is also perfectly situated for access to Tooting's many bars, restaurants and amenities, as well as St George's hospital and university.





Mellison Road, SW17

Approx. Gross Internal Area 1442 sq. ft / 133.93 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Area 1334 sq. ft / 123.93 sq. m (Excluding Restricted Height Area & Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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