



Mellison Road, SW17

OIEO £450,000 *Share of Freehold*



A superb two-bedroom first floor flat on a prime road in Tooting Broadway.

KEY FEATURES

- Modern Share Of Freehold Flat
- 2 Generous Bedrooms
- 2 Bathrooms
- Traditional Victorian Features
- Period Conversion
- 975 sqft.
- Excellent Location



Tooting

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Arranged over 975 sqft., the current accommodation covers two floors and comprises, a large and spacious living room to the front of the property, with an abundance of natural light from the large bay windows the space is bright and airy. Adjacent to this is a double reception room with built-in storage and lovely high ceilings. Down the hallway to the rear of the property is a separate kitchen with integrated appliances and a generous family bathroom.

The second floor features the master bedroom with excellent eaves storage and built-in cupboards as well as a stylish modern ensuite bathroom and a lovely skylight letting in lots of natural light. Offered with no onward chain.

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.



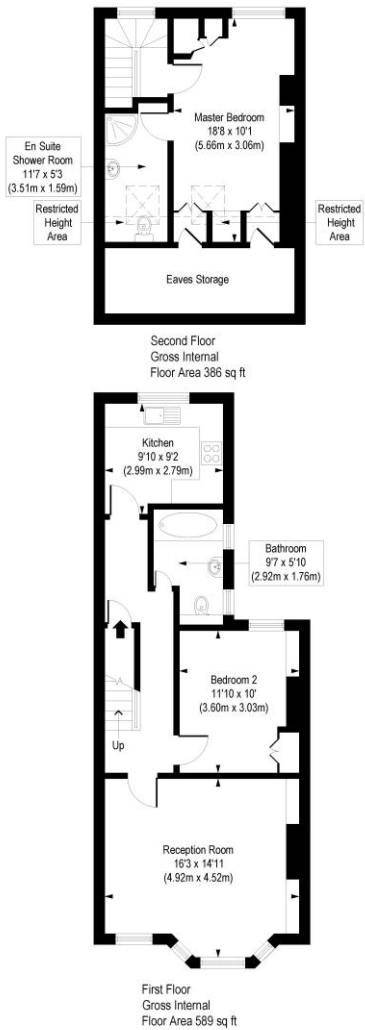


MATERIAL INFO

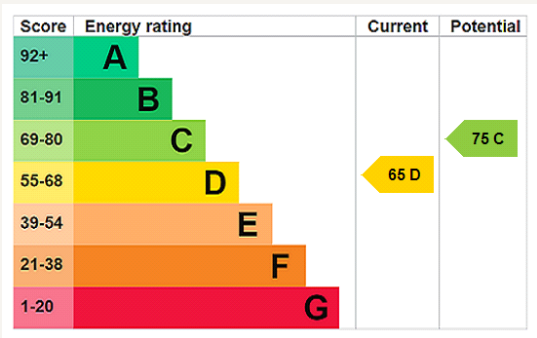
Tenure: Share of Freehold
Term: 150 years and 6 months
Council Tax Band: C
EPC rating: D

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Approx. Gross Internal Floor Area 975 sq. ft / 90.61 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 848 sq. ft / 78.80 sq. m (Excluding Restricted Height Area & Eaves Storage)



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.



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.