



Mellison Road, SW17

£525,000 *Leasehold*



A fabulous and extensively renovated two-bedroom period flat.

KEY FEATURES

- Modern 2-Bedroom Flat
- Period Conversion
- Stylishly Decorated
- Open Plan Reception & Kitchen
- Shaker Style Dining Space
- 664 sqft.



Tooting

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Winkworth

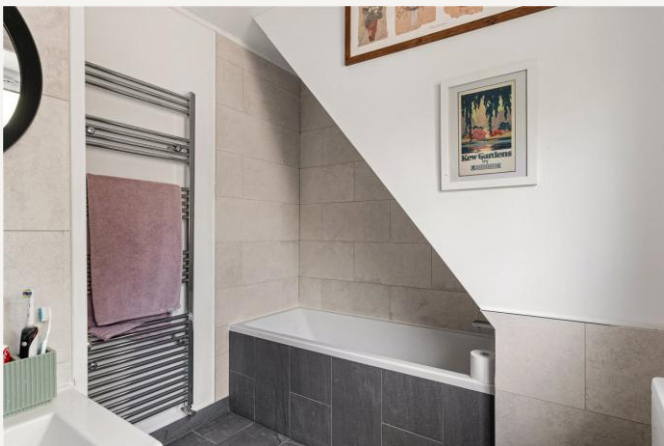
for every step...



Arranged over 664 sqft., the property has been renovated to a high standard offering two generous double bedrooms, a separate family bathroom, and an open plan reception room and kitchen with a shaker style diner. Stylishly decorated and with utilisation of the space in mind, the kitchen features excellent fittings with silver hardware, contemporary light fixtures, and a tiled backsplash, with great storage throughout.

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: Leasehold

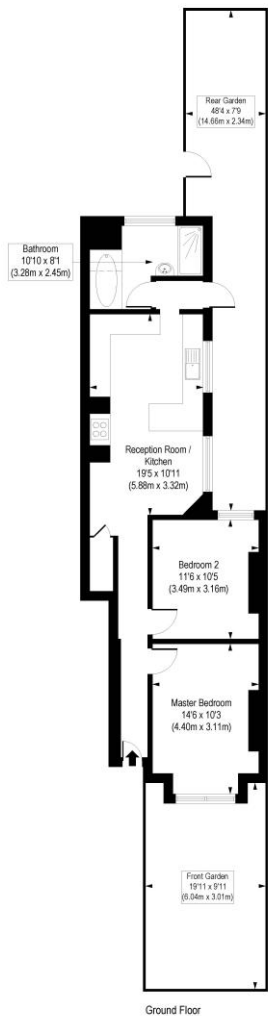
Term: 102 years and 1 months

Service Charge: £1,152 per annum.

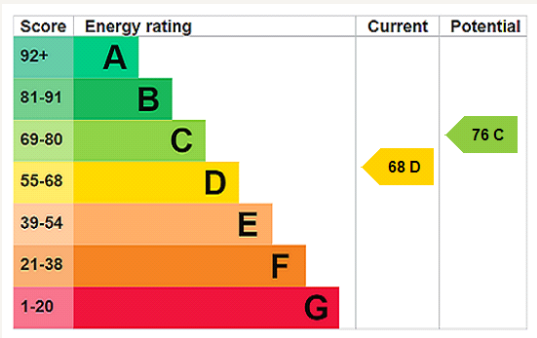
Ground Rent: £75 Annually (subject to increase)

Council Tax Band: C

EPC rating: D



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.