



Melrose Mansions, London, SW16

£400,000 *Share of Freehold*



KEY FEATURES

- Period conversion with high ceilings and herringbone parquet flooring
- Large sash bay window and ornate detailing
- Spacious reception room with feature opening to kitchen
- Direct access to a private patio garden from the bedroom
- Beautiful communal gardens with shared vegetable patch and pizza oven
- Off-street parking (first come, first served basis)
- Quiet and solidly built block set back from the road
- Excellent location for transport, shops and Streatham Common

This vibrant and beautifully presented one-bedroom flat is set within the sought-after Melrose Mansions, a handsome period building quietly tucked away from the road. The home showcases generous proportions, high ceilings and striking period details including ornate corning, sash bay windows and parquet herringbone flooring. The reception room is filled with natural light and offers space for dining, complemented by an open feature from the kitchen that creates a wonderful sense of connection between the two spaces. The kitchen itself is modern in finish with ample storage and workspace, while the bedroom benefits from direct access to a private patio garden – the perfect spot for morning coffee or evening relaxation. The property further enjoys access to a well-maintained communal garden complete with a shared vegetable patch and even a built-in pizza oven, offering a true sense of community. Off-street parking is available on a first come, first served basis and the building is overseen by a proactive freeholder management arrangement, ensuring a solid and well-run home environment.

Madeira Road is superbly positioned close to Streatham and Streatham Common stations, providing fast and direct links into Central London, the City, London Bridge and Victoria. A variety of independent cafés, restaurants and shops can be found nearby, alongside large supermarkets. Streatham Common and The Rookery gardens are just a short stroll away, offering open green space, walking trails and a charming café.

Streatham

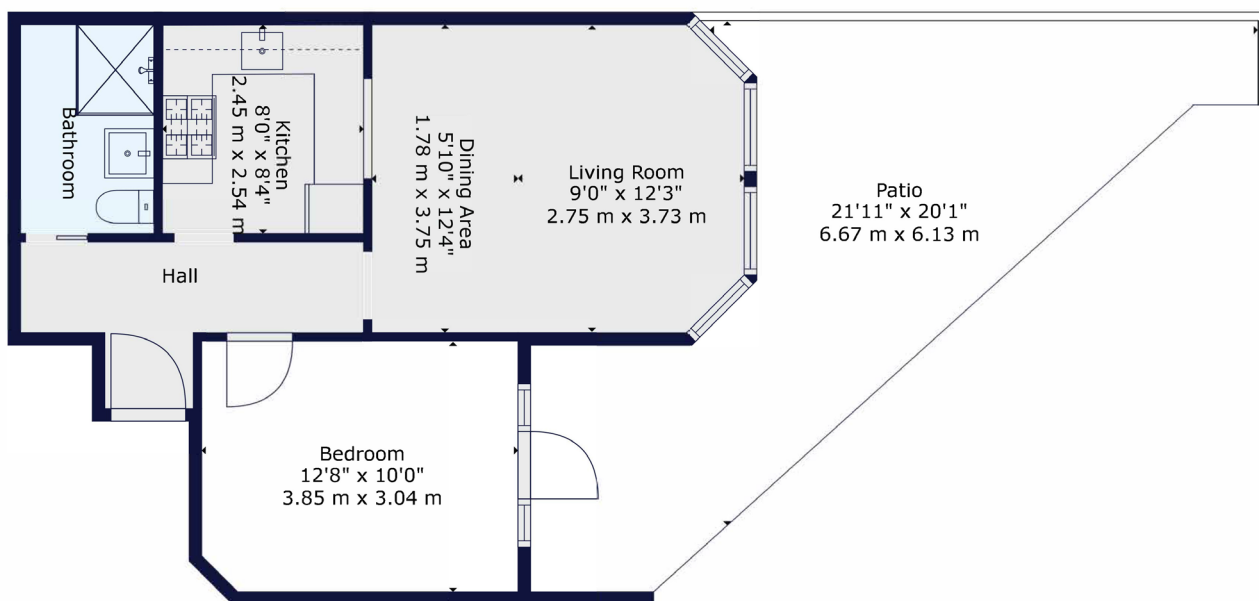
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TOTAL: 491 sq. ft. 46 m²
GROUND FLOOR: 491 sq. ft. 46 m²
EXCLUDED AREAS: PATIO: 292 sq. ft. 27 m²

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £1650 per annum
Council Tax Band: C
EPC rating: D

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