



Mellison Road, SW17

£700,000 *Share of Freehold*

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A beautifully presented five-bedroom upper maisonette set with a spacious balcony, set within an attractive period property, offering an impressive blend of contemporary design and generous living space.

KEY FEATURES

- Five-bedroom upper maisonette
- Period conversion
- Contemporary finish throughout
- Open-plan kitchen/dining room
- Bright and spacious accommodation
- Two Stylish modern bathrooms
- Ample storage



Tooting

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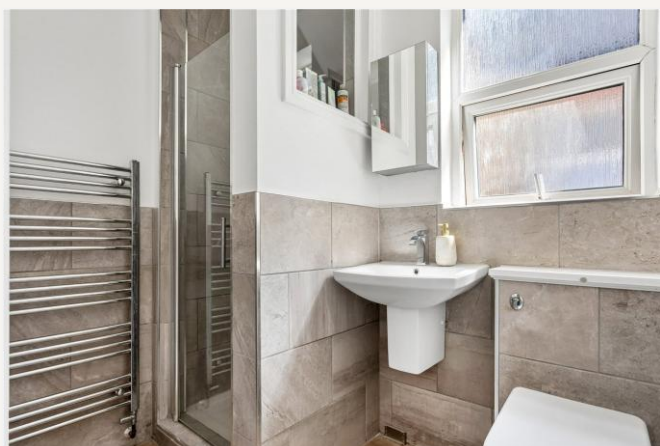
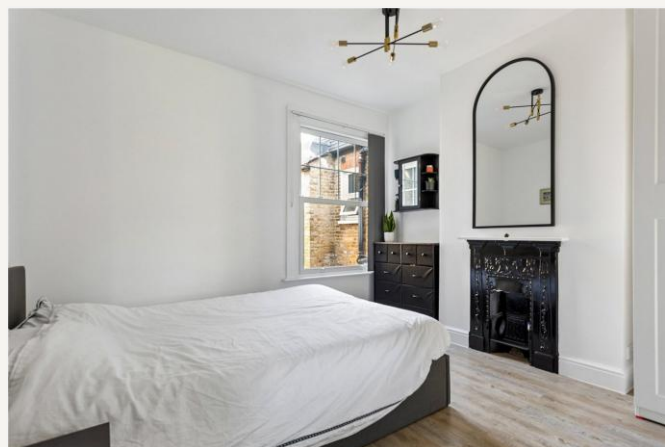
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Finished to a high standard throughout, this exceptional home is arranged over the upper floors and boasts five well-proportioned bedrooms, making it ideal for families, professionals or those working from home. There is a stunning open-plan kitchen/dining room, thoughtfully designed with sleek contemporary finishes and an abundance of natural light from the bi-fold doors leading out onto the spacious balcony. This creates a wonderful space for both everyday living and entertaining.

The property benefits from a versatile home office/music studio, which could easily be arranged as a reception room, guest bedroom or study to suit a variety of needs. The smaller fifth bedroom is currently utilised as a home gym, further demonstrating the flexibility of this exceptional home. Stylish bathrooms and ample storage complete this superb home, which is ready to move straight into.





Mellison Road is a highly sought-after residential street in the heart of Tooting, ideally located within easy walking distance of both Tooting Broadway Underground Station (Northern Line) and Tooting Rail Station, offering excellent transport links into Central London. The vibrant cafés, restaurants, bars and shops of Tooting, including the popular Broadway Market and Tooting Market, are all close by, while Tooting Common is also within easy reach, making this an ideal location for enjoying everything the area has to offer.

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Approx. Gross Internal Floor Area 1387 sq. ft / 128.87 sq. m (Including Restricted Height Area & Eaves Storage)
Approx. Gross Internal Floor Area 1255 sq. ft / 116.58 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.

MATERIAL INFO

Tenure: Share of Freehold
Term: 72 years and 3 months
Council Tax Band: C
EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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