







This fantastic semi-detached family home was built in 2014 in a style sympathetic to its surroundings. Accommodation totals 2,275 sq. ft. and is split over four floors, providing bright and spacious living throughout. The property has two years remaining of its Premier Guarantee Warranty and is a Code 3 Compliant Sustainable property.

Of particular note is a stunning triple-aspect reception room with two sets of French doors leading onto the private garden. A mezzanine overlooks the equally impressive kitchen/dining room on the floor below, complete with central island and more French doors opening out onto an additional patio.

Five double bedrooms are serviced by four bathrooms, two of which are ensuite. There is also an additional cloakroom and separate utility room. At the front of the property is the further benefit of secure gated off-street parking for up to two cars and video entry-system.

Melrose Road, Putney, London, SW18 1ND



Freehold

Internal area

Approximate gross internal area:

Total 2275 sq.ft/ 211.3 sq.m

Melrose Road, Putney, London, SW18 1ND



Melrose Road is one of the most sought-after residential roads, well-located in the popular West Hill Conservation Area and just a short distance from the amenities and transport links of Putney, Southfields and Wandsworth Town. Additionally, Clapham Junction is a short bus ride away. The A3 is approached via West Hill. The highly regarded St Michael's COE Primary School (rated Outstanding by Ofsted) is also close by.



W614 Ravensworth 01670 713330

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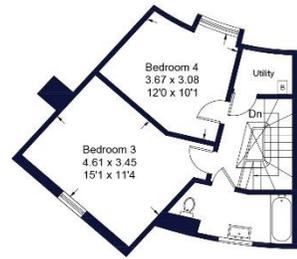
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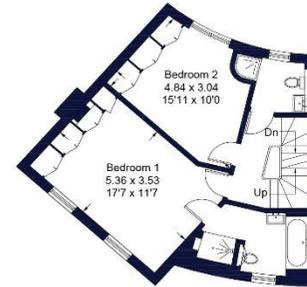


Melrose Road

Approximate Gross Internal Area = 209.2 sq m / 2252 sq ft
 Store = 2.1 sq m / 23 sq ft
 Total = 211.3 sq m / 2275 sq ft



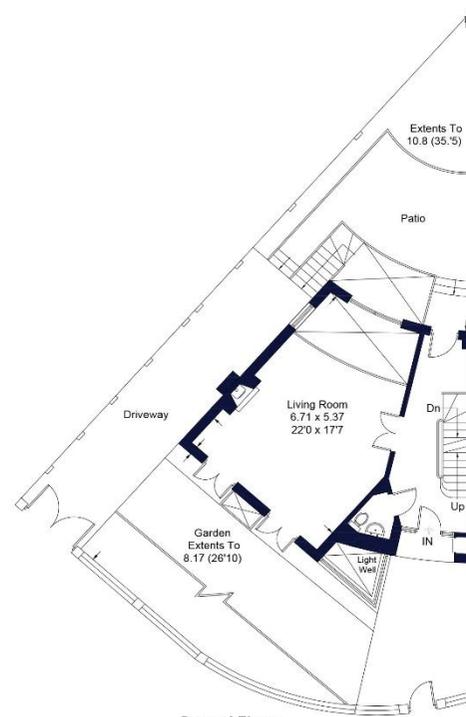
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID784338)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(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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