



MELBOURNE ROAD, SW19  
OFFERS OVER £850,000 FREEHOLD

**A SUPERB OPPORTUNITY TO PURCHASE THIS THREE  
BEDROOM EDWARDIAN PERIOD HOUSE LOCATED ON  
MELBOURNE ROAD IN OLD MERTON PARK.**

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## SUMMARY:

A superb opportunity to purchase this three bedroom Edwardian period house located on Melbourne Road in Old Merton Park.

The Edwardian property, in need of modernisation, comprises entrance hall, reception room with bay window to the front, dining room, kitchen, three double bedrooms and a family bathroom.

## ACCOMMODATION

- Entrance Hall
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen
- 31' Rear Garden
- 1013 Approx Sq Ft
- Period Features
- Old Merton Park Location
- Within Catchment Area to Pelham Primary School and Rutlish School - rated Outstanding.
- Excellent Potential to Extend (STPP)
- No Onward Chain
- Freehold
- South Wimbledon Station is 0.2 miles from the Property. A short distance away is Wimbledon with its tram and underground links in addition to shops and restaurants of The Broadway and Centre Court Shopping Centre.
- Council Tax Band E
- EPC rating E



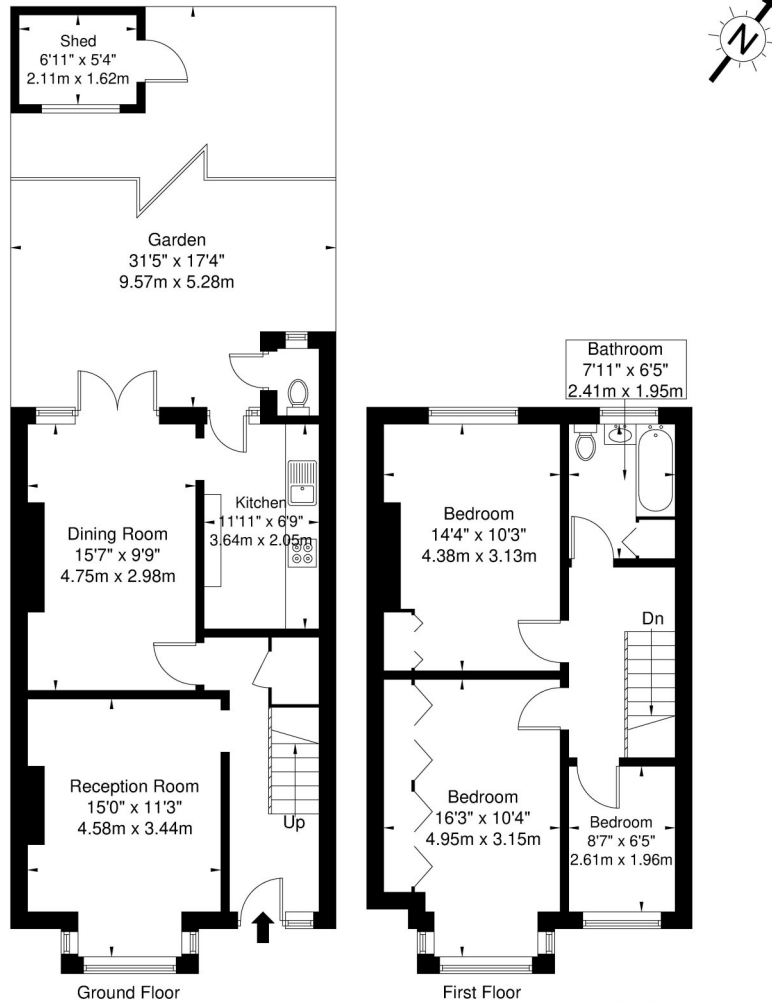


# Melbourne Road, SW19 3BA

Approx. Gross Internal Area = 94.1 sq m / 1013 sq ft

Shed = 3.3 sq m / 35 sq ft

Total = 97.4 sq m / 1048 sq ft



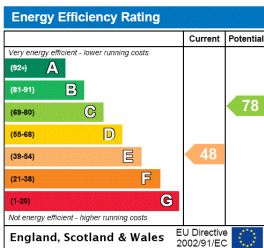
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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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