





This stunning apartment is situated on the top floor of an impressive period building and is presented in fantastic condition, having recently benefitted from a complete refurbishment. Approximately 1,100 sq. ft. of accommodation includes a generous entrance hall, large reception room and separate modern kitchen. The three bedrooms are serviced by two impressive modern bathrooms (one ensuite). The whole property is enhanced by high ceilings and large windows throughout creating a bright and spacious feel in every room. Further benefits include off-street parking and use of the sizeable shared garden. Sold with no onward chain.

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.

- PERIOD FLAT
- TOP FLOOR
- THREE BEDROOMS
- NEWLY REFURBISHED
- OFF-STREET PARKING
- SHARED GARDEN
- SHARE OF FREEHOLD
- NO ONWARD CHAIN

Melrose Road, Southfields, SW18 1ND



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(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	

Share of Freehold

Internal area
Approximate gross internal area:
Total 1,081 sq ft/ 100.4 sq m

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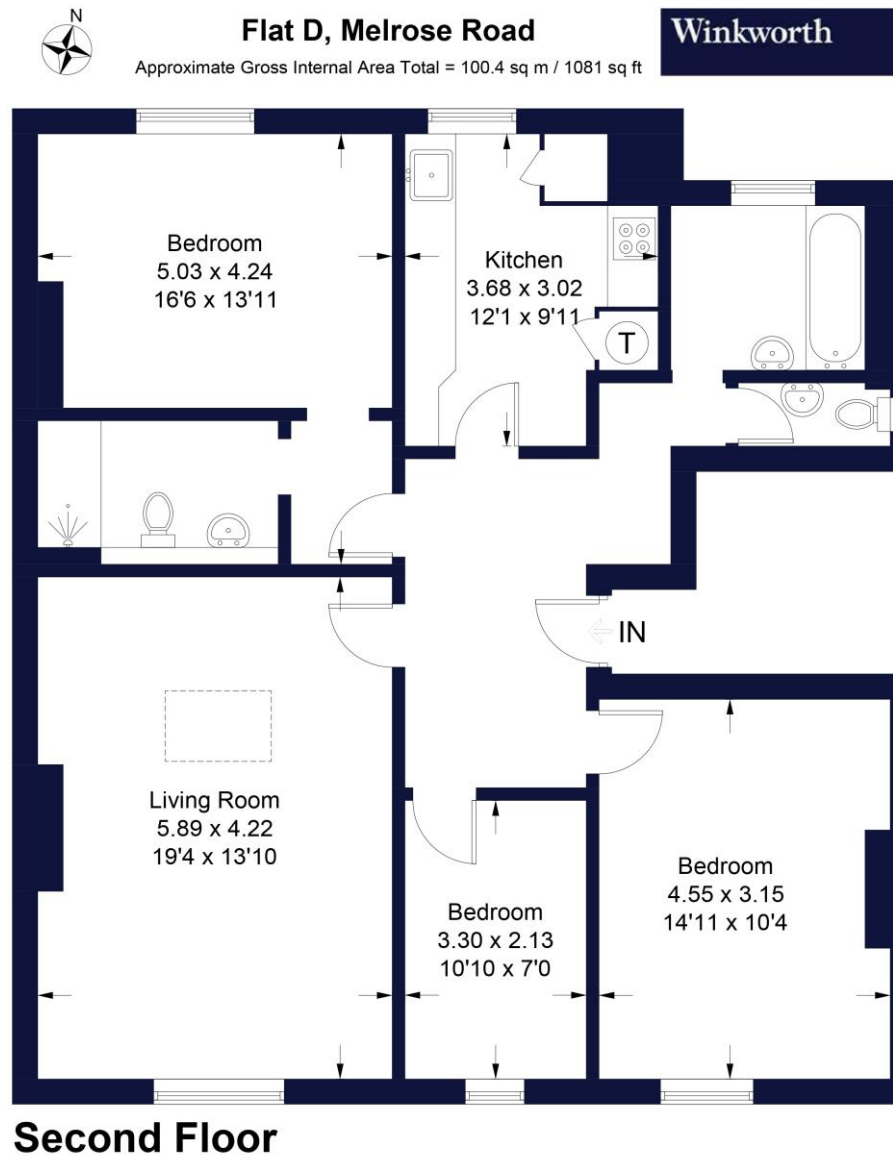


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID808416)

W621 Ravensworth 01670 713330

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Southfields office 241 Wimbledon Park Road, London SW18 5RJ | Tel: 0208 877 1000 | E-mail: Southfields@winkworth.co.uk
winkworth.co.uk