



Melrose Road, London SW18

ASHDOWN MARKS
PROPERTY CONSULTANTS

Melrose Road, London, SW18

An attractive semi-detached period property comprising of 4 self contained flats with off street parking and a large 155 ft south facing garden.

Melrose Road is a wide residential road located just south of West Hill and conveniently located for all the transport and shopping facilities of Putney, Wandsworth Town and Southfields.

- Currently arranged as 4 Flats
- Off Street Parking
- 155ft South Facing Garden
- EPC: Band C to D

Freehold £2,450,000





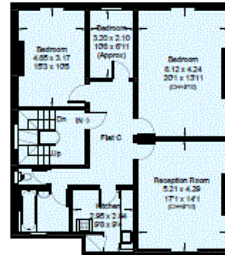
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Approximate Gross Internal Area
House = 432.1 sq m / 4651 sq ft (Including Communals)
Vaults = 13.7 sq m / 147 sq ft (Including Reduced head height)

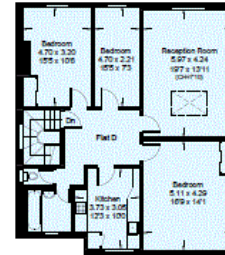


Communals = 18.9 sq m / 203 sq ft
Flat A = 109.6 sq m / 1180 sq ft
Flat B = 102.9 sq m / 1108 sq ft
Flat C = 98 sq m / 1055 sq ft
Flat D = 102.7 sq m / 1105 sq ft

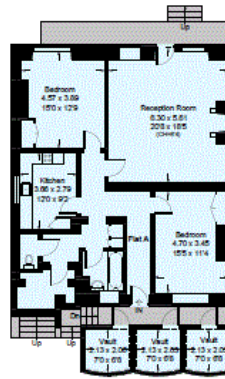
□ Reduced headroom below 1.9m / 6'3"



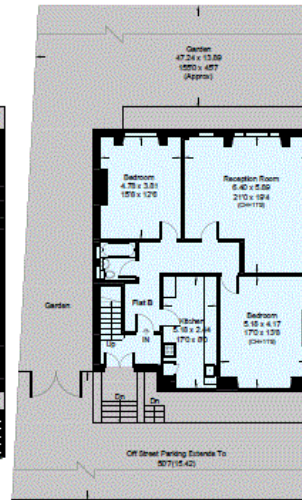
First Floor
98 sq m / 1055 sq ft



Second Floor
102.7 sq m / 1105 sq ft



Lower Ground Floor
109.6 sq m / 1180 sq ft



Ground Floor
102.9 sq m / 1108 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID535828)

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