



A superb, handsome semi-detached house (2,275 sq ft) in the heart of the West Hill Road conservation area, with mature gardens and ample secure off-street parking

Melrose Road, Putney, London, SW18 1ND

Guide Price £1,599,950 Freehold



Handsome period style, built in 2004 • Code three, sustainable property • High ceilings • Excellent reception space • Fabulous kitchen/breakfast/family room, with mezzanine • Sumptuous principal bedroom suite • Mature, well-tended gardens • Secure off-street parking • CCTV and high end alarm system

Local Information

Melrose Road is a residential road, mainly comprising handsome period properties, in the heart of the West Hill Road conservation area.

The nearest undergrounds are Southfields and East Putney (District line), with Putney mainline station (Waterloo) a little further on.

There are good schools in the area, both state and private, with St Michael's primary school being close at hand.

About this property

The property, built in 2014, has three years of the Premier Guarantee warranty still remaining and, unusually, is also Code three compliant; therefore being unusually efficient and "clean" to run.

At ground floor level the unusually spacious hall leads, through oversize double doors, into a stunning reception room with its impressive limestone fireplace and two sets of French doors. These afford a wonderful symmetry and views/level access to the mature, south and west facing gardens.

Unusually, there is also a mezzanine, giving excellent connectivity between this space and the kitchen/breakfast/family room below it: This is a fabulous feature, perfect for family living and entertaining on a grand scale.

The kitchen/breakfast/family room is also accessed by oversize double doors and is beautifully equipped and appointed, with high ceiling and direct access on to the patio and garden beyond.





Beside the kitchen / breakfast / family room is a good sized multi-purpose room, currently used as a study; this could also be used as bedroom five/staff accommodation if needed. There is a plant room beyond it, which is readily accessible.

Upstairs, at first floor level, the sumptuous principal bedroom suite has French doors and a Juliette balcony and this gives lovely views over the garden and beyond. The en suite is unusually large, with both a bath and a separate shower.

Rounding off the first floor accommodation, to the rear of the house, is a large double bedroom and a well-appointed family shower room.

The top floor is given over to a further bedroom suite, with en suite bathroom and a fourth bedroom, which is also a double; there is also a utility cupboard conveniently located on this floor, close to the bedrooms.

The house sits well in its plot, set well back from the road and surrounded by mature, beautifully manicured gardens.

There is ample secure off-street parking to the front and the property is very secure with both a CCTV system in operation and a high end alarm.

Tenure
Freehold

Local Authority
Wandsworth

Energy Performance
EPC Rating = B

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Putney Office.

Telephone: +44 (0) 20 8780 9900.





KEY FEATURES / SPECIFICATION:

- Built 2014
- Premier Guarantee Warranty; three years remaining
- Code for Sustainable Homes; Code three compliance
- Private, gated access with video entry system
- Off-street parking with automatic gates for up to two cars
- External power/lighting and water point
- Composter, Rainwater Butt

STRUCTURE/FABRIC:

- Facing stock brickwork
- Double glazed Sash windows & French doors
- Natural slated roof
- Concrete floors & staircases

KITCHEN

- Bespoke high-gloss white handleless kitchen with composite stone worktops including the following fully integrated appliances:
- NEFF combination microwave oven/grill (pyrolytic cleaning)
- NEFF fan oven (pyrolytic cleaning)
- NEFF coffee machine (bean to cup)
- NEFF steam oven
- NEFF warming drawer
- NEFF large format induction hob (touch controls)
- NEFF Island extractor
- NEFF dishwasher
- Full height fridge
- Freezer
- Wine cave
- Waste disposal
- Franke sink/tap

UTILITY

- Washing Machine
- Tumble Dryer (condensing)

EN SUITE / BATHROOMS / SHOWER ROOMS / CLOAKROOM

- ROCA sanitaryware with fitted mirrors/cabinets
- Thermostatic dual outlet showers
- Thermostatic bath fillers and handset showers to baths
- Oversize bath to Bedroom 1 en suite, sunken bath to Children's Bathroom

SERVICES

- Cabled for Virgin Media Fast Broadband
- Burglar Alarm
- CCTV System (four cameras)
- Video Entry System (handsets to LGF/GF/FF)
- Feature pendant lighting to Kitchen/Dining/Family double height space, Living Room, Hallway
- Photovoltaic Roof Panels
- Superb electrical provision including 5Amp circuits to Kitchen/Dining/Family, Living and Bedroom one & Media Plates to all Living & Bedrooms
- High specification Worcester-Bosch boiler (serviced 2020)
- Dual drainage pumping station (serviced 2021)





Melrose Road, Putney, London, SW18 1ND
Gross Internal Area 2275 sq ft, 211.4 m²


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Approximate Area = 209.2 sq m / 2252 sq ft
Store = 2.1 sq m / 23 sq ft
Total = 211.3 sq m / 2275 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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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