



A stunning two bedroom flat with its own private garden

Melody Road, Wandsworth, London, SW18

Share of Freehold





Local Information

Melody Road is a pretty tree lined street situated in a group of popular roads running close to the open expanses of Wandsworth Common Westside. Transport is to be found at both Wandsworth Town and Clapham Junction, with services to the West End and the City. There are also useful bus services. There are a number of very good local shops and restaurants with a wider range nearby at the newly refurbished Southside Centre. The area as a whole is well known for its excellent schools.

About this property

Located on a highly sought-after residential street in Wandsworth is this charming, chain-free, Victorian garden flat, offering a great mix of flexible living and entertaining space. The open plan kitchen/reception room has been recently refurbished to a very high standard, and occupies the rear of the property. The skylights flood the room with natural light, and bi-folding glass doors open onto a private garden, with ample space for outside entertaining and al fresco dining. The garden also benefits from rear access. The kitchen has been immaculately finished, with plenty of storage, modern integrated appliances, silestone surfaces and a central island doubling up as a breakfast bar. The flat boasts two ample double bedrooms, with period

fireplaces and built-in wardrobes. The modern bathroom has been recently refurbished, and is complete with a large walk-in rainfall shower, and built-in cabinets. Down the Roger Oates carpeted staircase is the cellar, complete with utility room and storage.

Tenure

Share of Freehold

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.
Telephone:
+44 (0) 20 8877 1222.



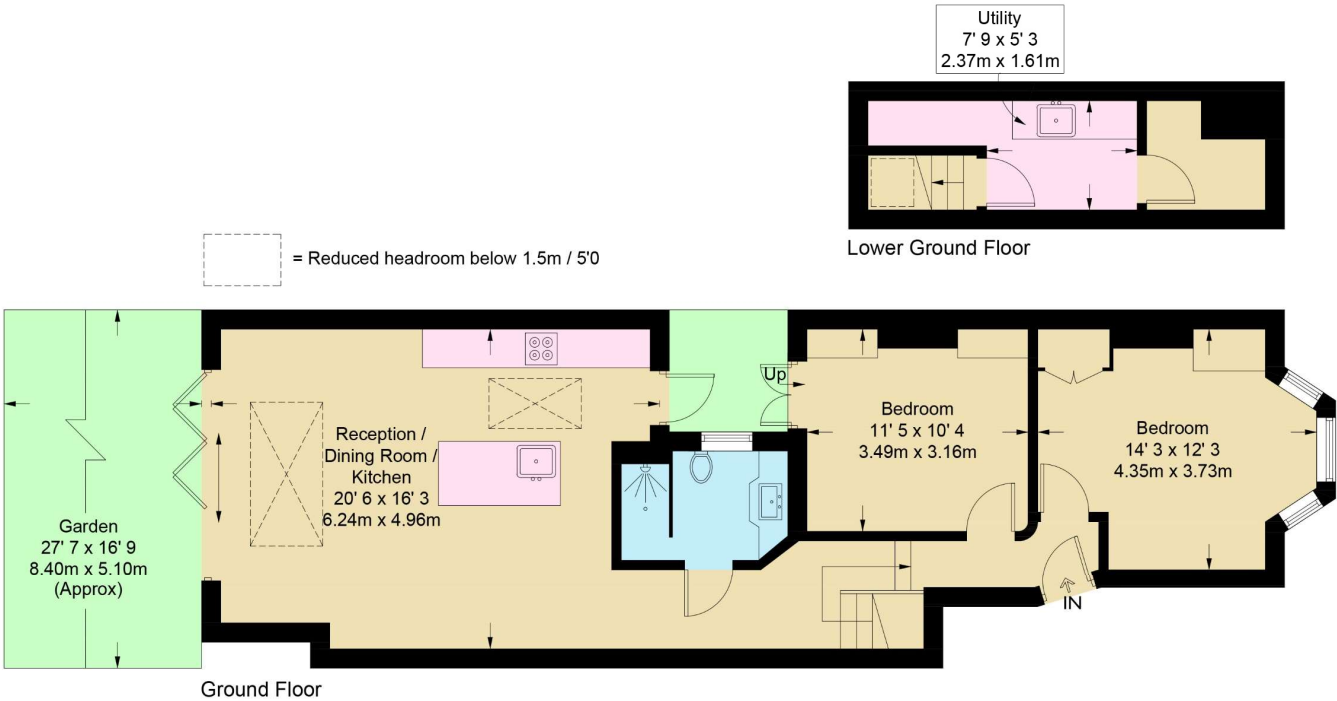
Melody Road, Wandsworth, London, SW18
Gross Internal Area 922 sq ft, 85.7 m²

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Melody Road

Approximate Gross Internal Area = 917 sq ft / 85.2 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m
Total = 922 sq ft / 85.7 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 78 |
| (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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