

Melrose Avenue, Wimbledon Park
£1,200,000

Summary

A large and well-presented, four bedroom, three bathroom, family home located in the priority area for Wimbledon Park Primary (Ofsted Outstanding) and only two minutes walk from Wimbledon Park Underground station and local shops and cafes.

149 Arthur Road, Wimbledon Park, SW19 8AB
168 Putney High Street, Putney, SW15 1RS
120 Wimbledon Hill Road, Wimbledon, SW19 7QU
1 Lambton Road, Raynes Park, SW20 0LW

T: 020 8879 3718
T: 020 8785 3652
T: 020 8944 2918
T: 020 3817 6888



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



The ground floor comprises a porch, large hallway, a front reception room with feature fireplace, a modern dining kitchen and a rear reception room with log burner and double doors leading to the private 20 x 45-ft garden with two decked areas, lawn and rear access.

The first floor has a generous, modern bathroom, completed to a high specification, three bedrooms, all with original fireplaces, one with en-suite. There is a convenient storage room, previously used as a family shower room.

The top floor comprises a large, contemporary bathroom with walk-in shower, a spacious bedroom, plenty of storage and stunning views across London.

With over 1700 sq ft of living space and the potential to further extend loft and rear (STPP), this spacious Edwardian property, larger than average in the area, provides well-proportioned rooms with high ceilings throughout. In very good decorative order, needing no work.

Energy Efficiency Rating: E

Location:

Melrose Avenue is a popular residential road in the Wimbledon Park 'Grid'. In addition to being conveniently located for the District Line tube station, shops and cafes on adjacent Arthur Road, it is within easy reach of Earlsfield mainline station, Wimbledon town centre and Wimbledon Village, which has a range of upmarket shops and restaurants. Other local amenities, include the open expanses of Wimbledon Park, many sporting and social facilities and excellent local schools.

To view this property or for more information please contact our Wimbledon Park branch on 020 8879 3718

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Melrose Avenue

Internal Area = Approx. 162.5 sq m / 1749.0 sq ft
(Excluding Eaves Storage)

Rear Garden = Approx. 6m x 13.7m / 20 x 45 ft
(Excluding Side Return)



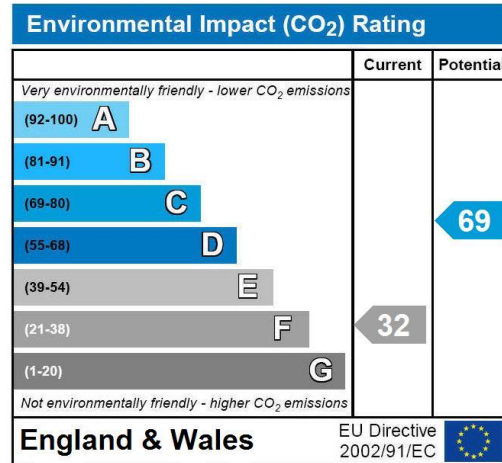
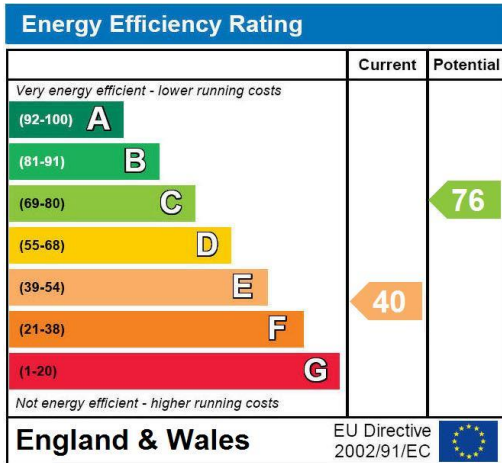
Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only.

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