



MELLISON ROAD, SW17
OIEO £340,000 LEASEHOLD

ONE BEDROOM GROUND FLOOR FLAT WITH A PRIVATE GARDEN FOR SALE

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DESCRIPTION:

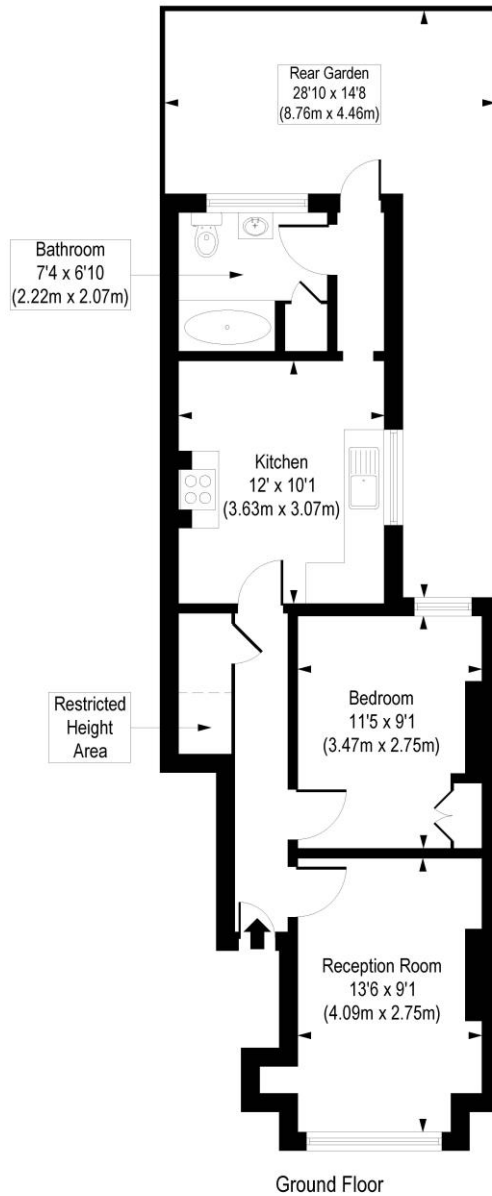
A superb opportunity to acquire a one bedroom garden flat on a prime road in Tooting Broadway. Current accommodation comprises, large living room to the front, generous double bedroom adjacent, kitchen/breakfast room and a family bathroom to the rear. A large private rear garden is accessed off the kitchen and provides ample space to enjoy. Offered with no onward chain.

Mellison Road located in the much sought-after Tooting Graveney area is a quiet, tree-lined setting a short walk away from Tooting Broadway (Northern line, Zone 3) and Tooting National Rail station (City Thameslink). It is also perfectly situated for access to Tooting's many bars, restaurants and amenities, as well as St George's hospital and university.



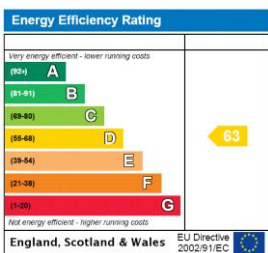
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Approx. Gross Internal Floor Area 493 sq. ft / 45.84 sq. m (Including Restricted Height Area)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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