



 **RAMPTON  
BASELEY**

MELODY ROAD, SW18 / FREEHOLD

## SW18 / FREEHOLD

LOCATED ON THIS SOUGHT-AFTER RESIDENTIAL STREET, CLOSE TO WANDSWORTH COMMON, IS THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM VICTORIAN TERRACED HOUSE WITH A SOUTH WEST FACING GARDEN AND OFFERING OVER 2,200 SQ FT OF ACCOMMODATION ARRANGED OVER THREE FLOORS.

With lovely proportions, the property features a stunning double reception room accessed from the hallway by a wide archway, the room has a pair of matching period fireplaces, dark stained wooden floors, ornate ceiling cornices and built-in alcove storage and are divided by full height stripped wooden doors allowing the two rooms to be used independently of one another. Glazed French doors lead down into the kitchen which has a sleek contemporary look with integrated appliances, polished granite work surfaces and a central island. Lit from above by a large roof lantern, the room is beautifully bright and airy, with ample room to sit, eat and entertain. Double doors lead to the garden.

Of particular note is the super, 57' south-west facing garden, ideal for summer entertaining.

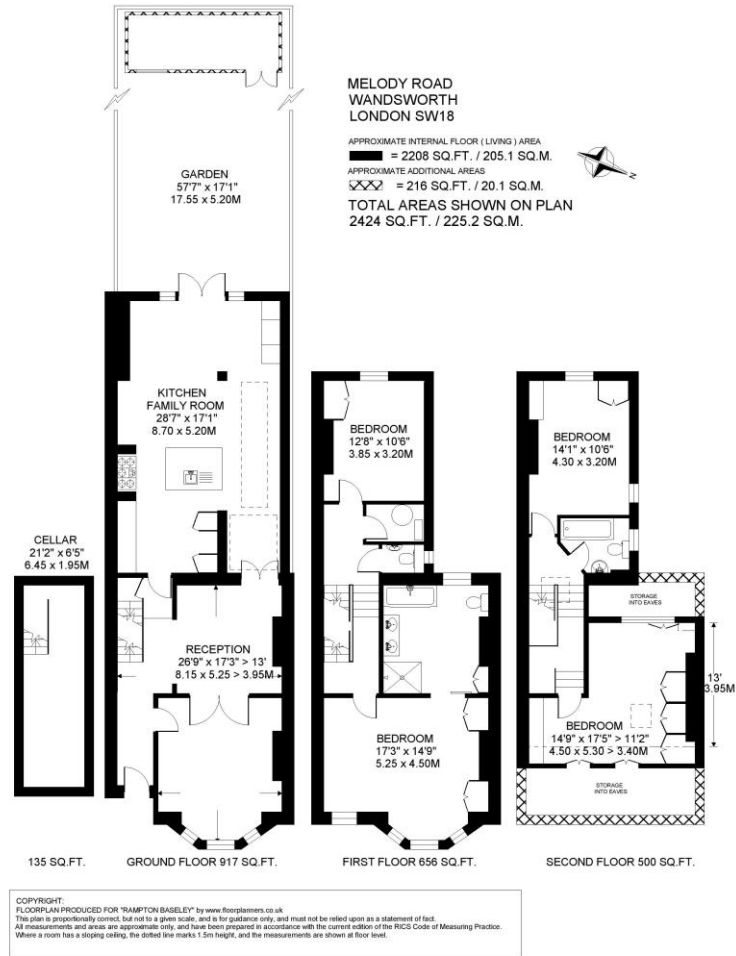
This fantastic property is located on Melody Road, between the junctions of East Hill and Trefoil Road. The amenities of Wandsworth Town and St John's Hill are a short walk away, as are the open spaces of Wandsworth Common. Transport can be found at Wandsworth Town station which is approximately a seven-minute walk away, with direct links into Waterloo. Furthermore, there are several excellent state and private primary schools nearby (subject to entry and catchment each year).

Council Tax Band: G | EPC: E | Tenure: Freehold



FOUR BEDROOMS | TWO  
BATHROOMS | OPEN PLAN KITCHEN  
| DOUBLE RECEPTION ROOM |  
CELLAR | EAVES STORAGE |  
GARDEN | GARDEN STORAGE |





**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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