



MELODY ROAD, SW18 2QG

Asking Price £350,000

Welcome to this spacious two-bedroom flat on Melody Road, located just off the picturesque Wandsworth Common. While the property is in need of some TLC, it offers fantastic potential and features a generously sized reception room, a kitchen, two large bedrooms, a shower room, and a separate WC. Ample storage throughout the flat adds to its practicality. Situated in a sought-after SW18 location, the flat benefits from easy access to local amenities, trendy cafes, and the serene green spaces of Wandsworth Common, perfect for leisurely strolls. With no onward chain, this property is an ideal opportunity for young professionals seeking a stylish home to make their own, or couples looking for a convenient and well-located residence. Don't miss the chance to transform this flat into your dream home!

Please see the virtual tour provided: <https://my.matterport.com/show/?m=zwt96gAg8S4>.

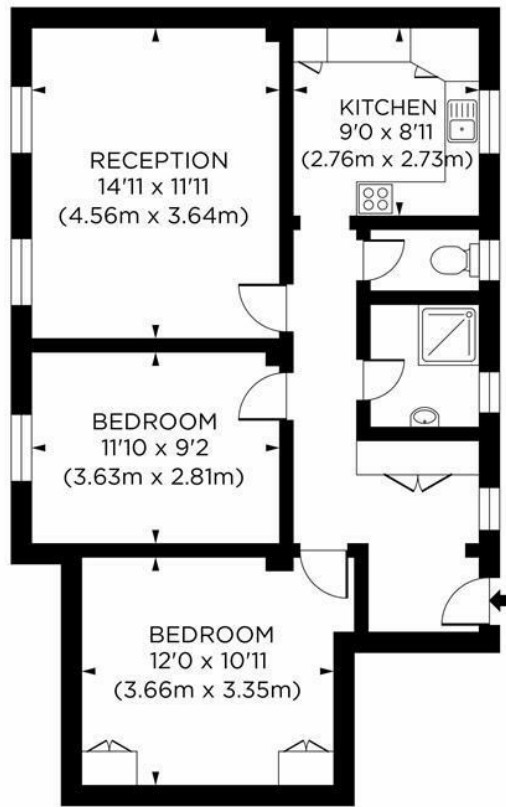


www.maalems.co.uk

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Registered in England & Wales No. 5585458





THIRD FLOOR

Melody Road, SW18

Gross Internal Area 710 sq ft/66 sq metres
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



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