

**Durham Road  
London, SW20 0TW**

**£400,000 Leasehold - Share of Freehold**



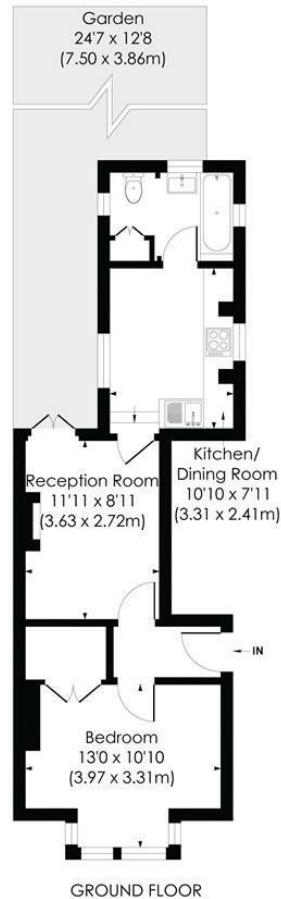
**This attractive 431 sqft ONE DOUBLE BEDROOM, Victorian ground floor maisonette (circa 1900) has direct access to its own private rear garden, private parking to the front a share of freehold and is perfectly located for Raynes Park Station (0.2 miles) and High Street (0.1 mile). This would make for a superb first/second time purchase or downsize move. There is a private entrance with a charming front door, double bedroom with built in wardrobes, reception room with exposed wood floors, spacious modern kitchen/dining room and bathroom and gas central heating. NO ONWARD CHAIN.**



## DURHAM ROAD, SW20

Approx. Gross Internal Floor Area

431 Sq. ft/40.03 Sq. m

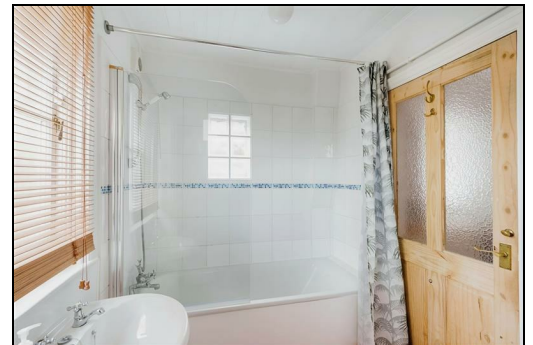


© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- One Double Bedroom
- Ground Floor Victorian Maisonette circa 1900
- Share of Freehold and Extended Lease
- Direct access to own Private rear garden
- 0.1 Mile to Raynes Park High Street
- 0.2 Miles to Raynes Park Station
- Private Parking to front
- No Onward Chain
- Energy Performance Certificate Rating - D
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		61	
(48-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years  
of successful Sales and  
Lettings in Merton

