

**Durham Road  
West Wimbledon, SW20 0QH**

**£415,000 Leasehold**

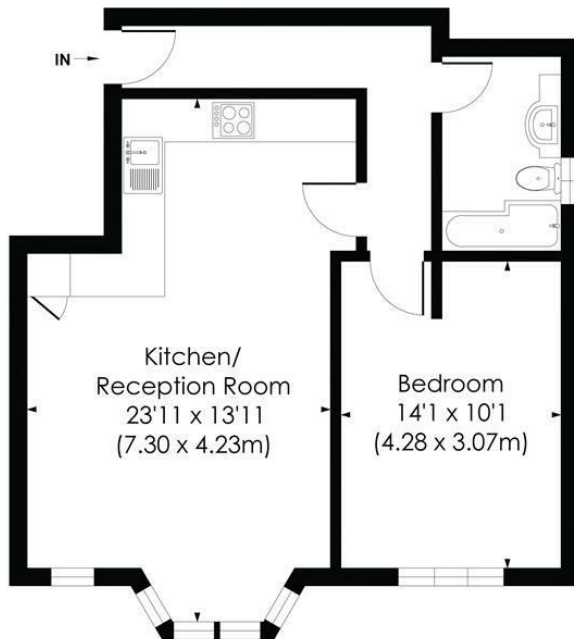


**A larger-than-average, well-appointed ONE BEDROOM, ONE BATHROOM ground floor apartment set within a superbly maintained and well-managed block. With high ceilings throughout the property offers a wonderful sense of light and space. Ideally located just a short distance from Raynes Park mainline station and the vibrant high street, providing excellent transport links and convenient access to a range of shops, cafés, and local amenities. The development also benefits from a communal garden. Offered to the market with no onward chain, this is an excellent opportunity for a straightforward purchase.**

**DURHAM ROAD, SW20**

Approx. Gross Internal Floor Area

**589 Sq. ft/54.68 Sq. m**



GROUND FLOOR

© 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 Bedroom - One Bathroom
- Ground Floor Apartment
- Well-Maintained Block
- Communal Garden
- Close To Raynes Park Station & High Street
- Excellent Transport Links
- No Onward Chain
- EPC - B
- Council Tax Band - C



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 81      | 81        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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**

