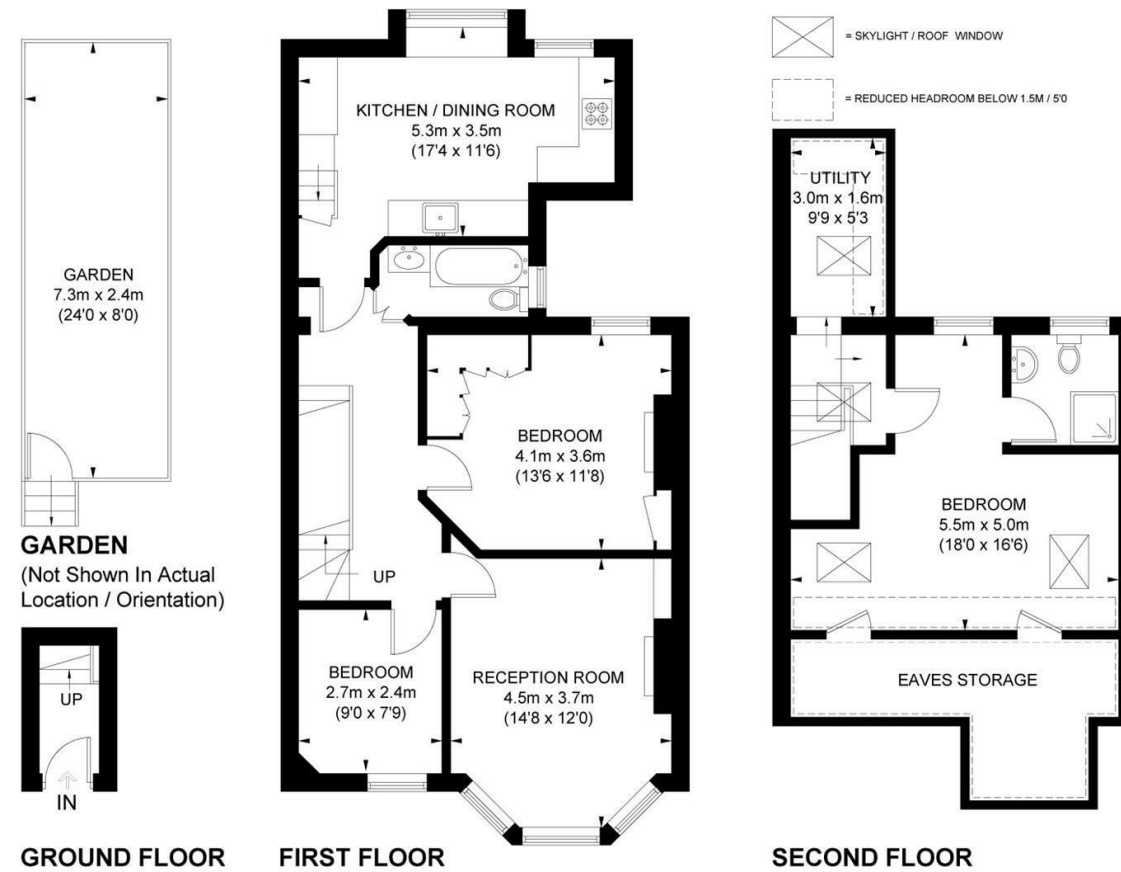
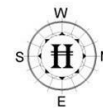


Durham Road, West Wimbledon, SW20 0DF

Reduced £675,000 Share of Freehold



**DURHAM ROAD**



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
GROUND FLOOR = 25 SQ. FT. (2.3 SQ. M.)  
FIRST FLOOR = 742 SQ. FT. (68.9 SQ. M.)  
SECOND FLOOR = 291 SQ. FT. (27.0 SQ. M.)  
REDUCED HEADROOM  
173 SQ. FT. (16.1 SQ. M.)  
TOTAL = 1231 SQ. FT. (114.3 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID201518)



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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Sale

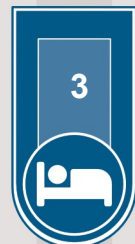
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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

The property is situated on a sought after residential road, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector. There is easy access to St Matthew's School through a pedestrian path at the end of Melbury Gardens and the well regarded primary school Hollymount is just a short walk away. The house is ideally located, with a nearby stop for many of the private school bus routes towards, Surrey, Hampton and other locations.



THE PROPERTY

A top-floor 3-bedroom maisonette located on the sought-after Durham Road in West Wimbledon. This property boasts an exceptional location, offering convenient access to local amenities, excellent schools, and transport links. While the maisonette is in a livable condition, it presents a fantastic opportunity for renovation and personalisation, making it ideal for buyers looking to add value and create their dream home. Additional benefits include a private garden and a share of freehold, enhancing the appeal of this property. With its potential and prime location, this maisonette is a rare find.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.