

DURHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1336 SQ FT- 124.1 SQ M
(EXCLUDING EAVES)



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.



120 Durham Road,
West Wimbledon, SW20 0DG

£795,000 Share of Freehold

A charming, spacious and well presented first floor four/five bedroom period maisonette with private garden situated in this sought after residential area convenient for Raynes Park mainline station with fast and frequent rail connections to London Waterloo.

* Council Tax Band D * Share of Freehold (Lease 992 yrs remaining) * Service Charge N/A

- Four/Five Bedrooms
- Living Room
- Family Bathroom
- Private Garden
- Excellent Storage
- Study/Nursery
- Superb Kitchen/Breakfast Room
- Shower Room
- Period Features
- Council Tax Band D

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The property is situated in this desirable West Wimbledon area with the useful amenities of Raynes Park nearby, including a Public Library, Waitrose, a selection of coffee shops, restaurants and other small businesses.

Hollymount School is around the corner on Cambridge Road.

Raynes Park commuter station offers fast and frequent rail connections to London Waterloo.



Description

This superb period maisonette offers spacious and bright, modern accommodation arranged over two floors and is situated in this much sought after and convenient location.

On the first floor, the property offers a large living room, superb fitted kitchen/diner, three bedrooms and the family bathroom. On the second floor there are two further bedrooms, a shower room and access to excellent eaves storage.



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		
(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	

Access to the delightful private garden is provided from the kitchen.



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.