



**103 Durham Road, West
Wimbledon,
London, SW20 0DF**

£735,000 Share of Freehold

****Share of Freehold**** Stunning split level, period style, three bedroom maisonette (1148 SQ FT) with own garden, presented in impeccable condition throughout featuring a beautiful reception room, quality kitchen diner, the three bedrooms are complimented by two luxuriously appointed bathrooms.

- Durham Road Conservation Area
- Private west facing garden
- High Ceilings & Period Features
- Holland Gardens & Cottenham Park nearby
- 1148 Sq Ft & Share of Freehold
- Three Bedrooms & Two Luxury Bathrooms
- Exceptional Condition throughout
- Hollymount Schools Close by
- Between Wimbledon Common & Raynes Park
- Close to Station & High street

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.

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

Location

The property is situated on a most sought after residential road, within the Durham Road conservation area, well placed for access into Raynes Park centre with its commuter station offering fast and frequent services to London Waterloo, as well as numerous shops coffee shops & supermarkets (including Waitrose) the green spaces of Wimbledon Common, Holland Gardens, Cottenham Park and Morley Park are also within easy reach of the property. Wimbledon Village with its selection of boutique shops, pubs and eateries are within a brisk walk or a short hop on the 200 bus from this property.

Description

Set back from the road behind a generous front lawn this impressive period building has an abundance of character & charm with high ceilings and period features including large sash windows and ornate fireplaces. The property is accessed via its own ornate front door, stairs lead to a spacious landing area, elegant front reception room with a large bay window, 2 bedrooms, luxury bathroom, stunning kitchen dining room with stairwell access to a private west facing rear garden. Stairs lead up to the top floor which features a large bedroom with luxury en-suite shower room. This room has an alcove space used as a study area, as well as eaves storage, there is also a further utility area leading to further eaves storage space. 1148 Sq ft of accommodation. Share of Freehold.



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	



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.