



## FLAT 40 REED HOUSE LONDON, SW19 8GU

**£350,000**  
LEASEHOLD

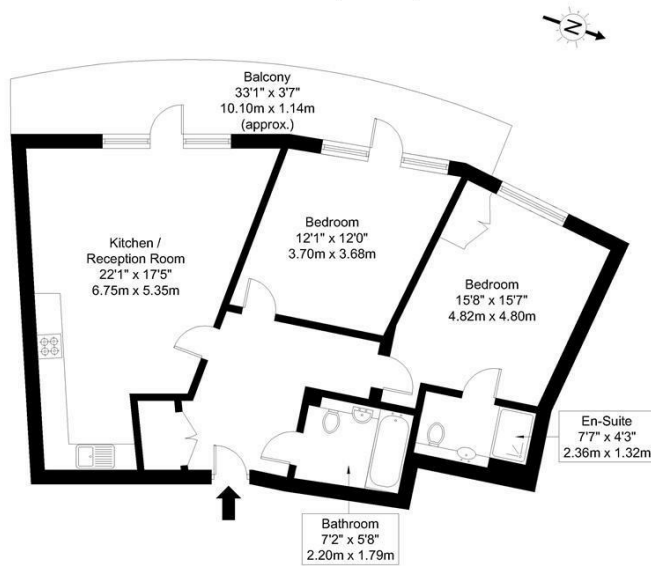
Benefiting from a huge, private wrap-around balcony, this second floor property measures in at 774 sqft of internal space and has been recently redecorated throughout. Entering the property, you will find a large entrance hallway (with ample storage), which leads to a large open plan living/reception area. There is also a large and open plan, modern kitchen area and off of the living area also is the spacious private balcony also. There are two large, double bedrooms (one with en-suite bathroom) and a modern family bathroom suite. The property also has a secure, allocated underground car parking space as well as access to bicycle storage facilities and an on-site Co-Op supermarket just underneath the building.

Reed House is ideally situated for transport links, Haydons Road train station (0.3 miles) or Wimbledon Park underground station (0.7 miles) on the District Line. It is also a short walking distance to Wimbledon Park Station on the District Line and the open spaces of Wimbledon Park itself.

**DouglasPryce**

# Durnsford Road, SW19 8GU

Approx Gross Internal Area = 71.9 sq m / 774 sq ft  
 Approx Balcony = 14.6 sq m / 157 sq ft  
 Total = 86.5 sq m / 931 sq ft



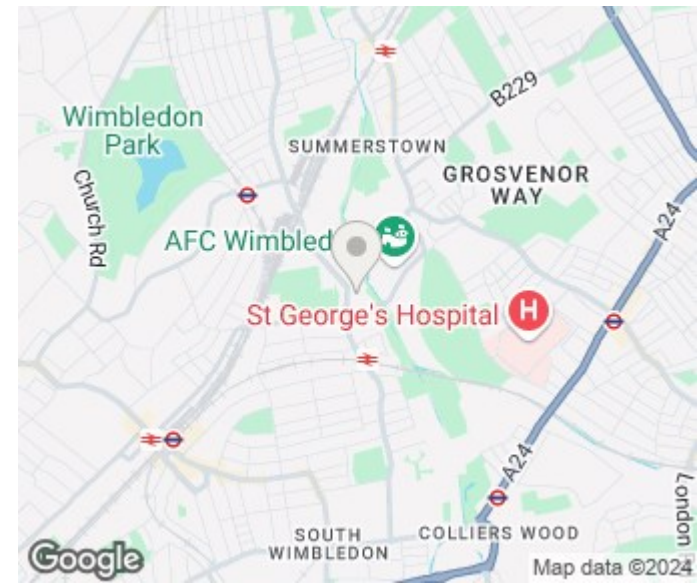
Second Floor

Ref:

Copyright **BLEU PLAN**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>87</b>
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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