

FOR SALE



Reed House, Durnsford Road, SW19

GUIDE PRICE £270,000 Leasehold



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Property Description

Samuel Estates is delighted to present this superb 1-bedroom apartment situated within a secure residential complex in Wimbledon that benefits of undercroft parking.

This property features a generously proportioned open-plan living area and kitchen, which seamlessly leads to a private balcony, offering a delightful outdoor space. The apartment also comprises a spacious double bedroom and a beautiful bathroom.

Additional advantages of this residence include secure underground parking faculties, a well maintained gated communal garden, convenient lift access, and a secure entry system, ensuring both security and comfort.

This location is ideally positioned, with local amenities, including an array of restaurants, coffee shops, bars, and retail stores and just a short stroll away and the bustling Wimbledon Town Center.

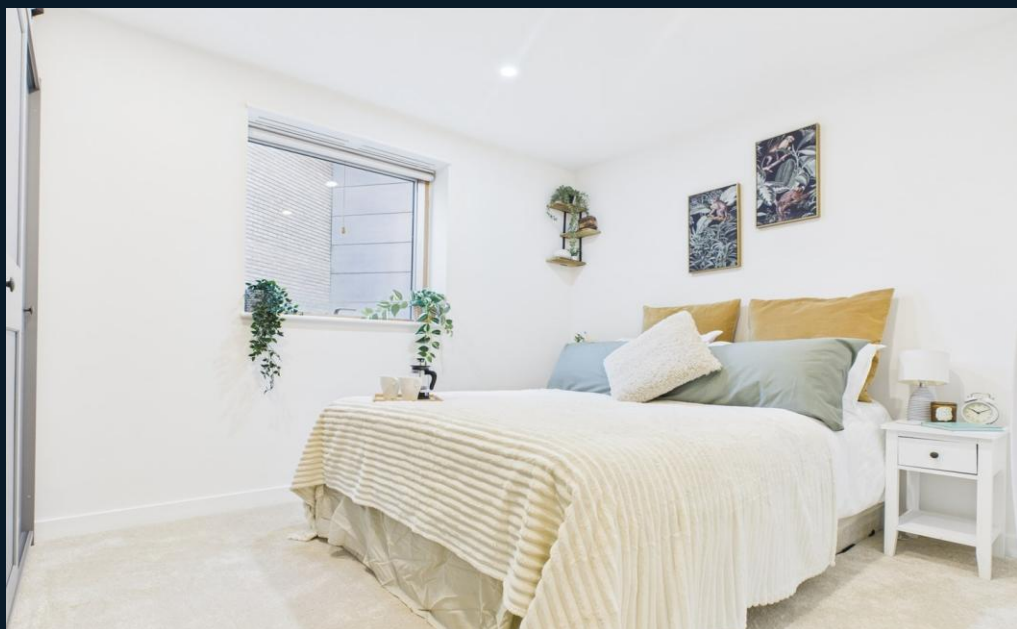
Whether you're an investor, a first time buyer, or a commuter seeking the perfect balance of accessibility and comfort, this property caters to your every need.



Disclaimer

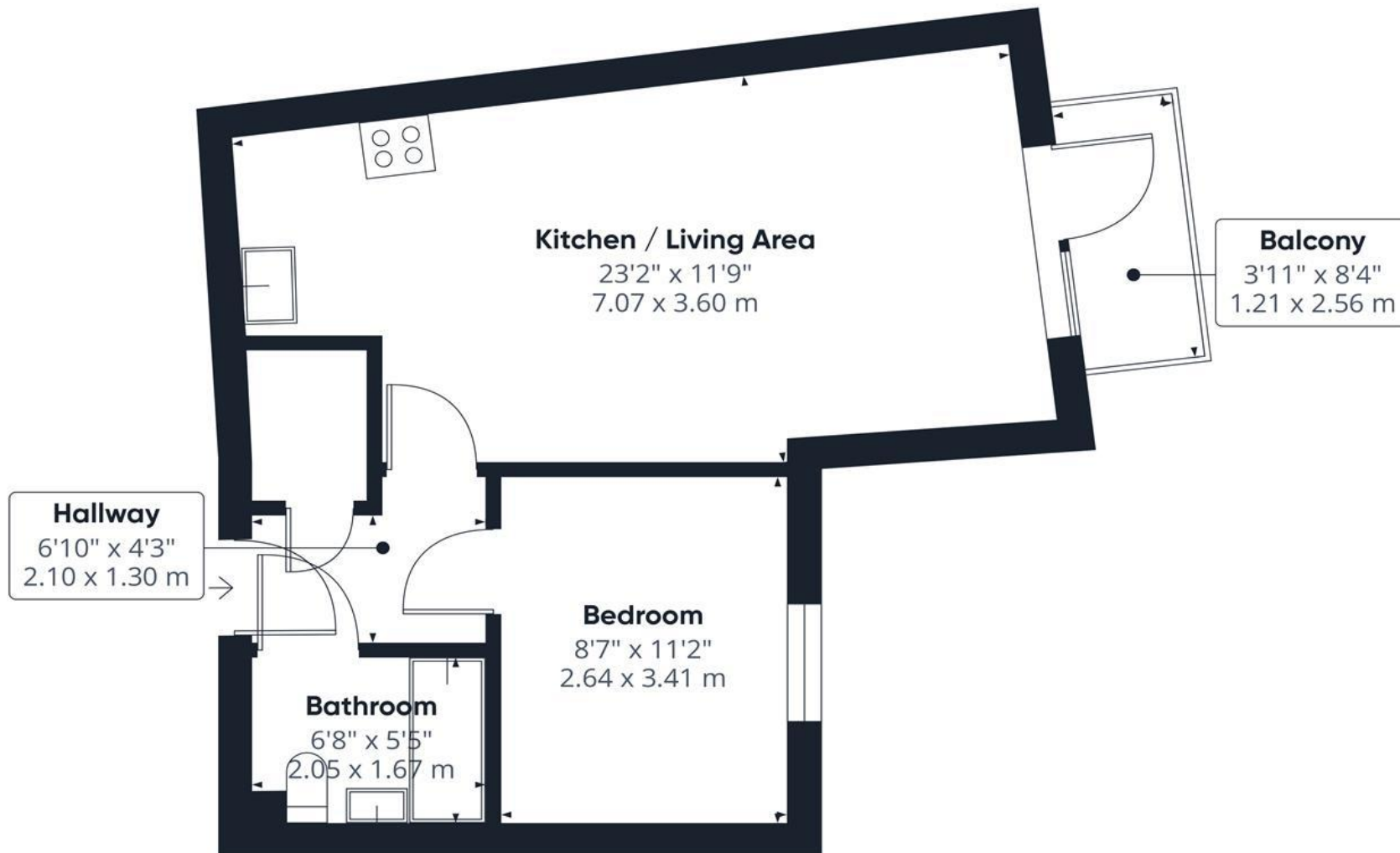
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	76	83
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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Approximate total area⁽¹⁾

429 ft²
39.8 m²

Balconies and terraces

33 ft²
3.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 106 years remaining

Service Charge – £3,446.86

Ground Rent – £468.86

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Undercroft Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

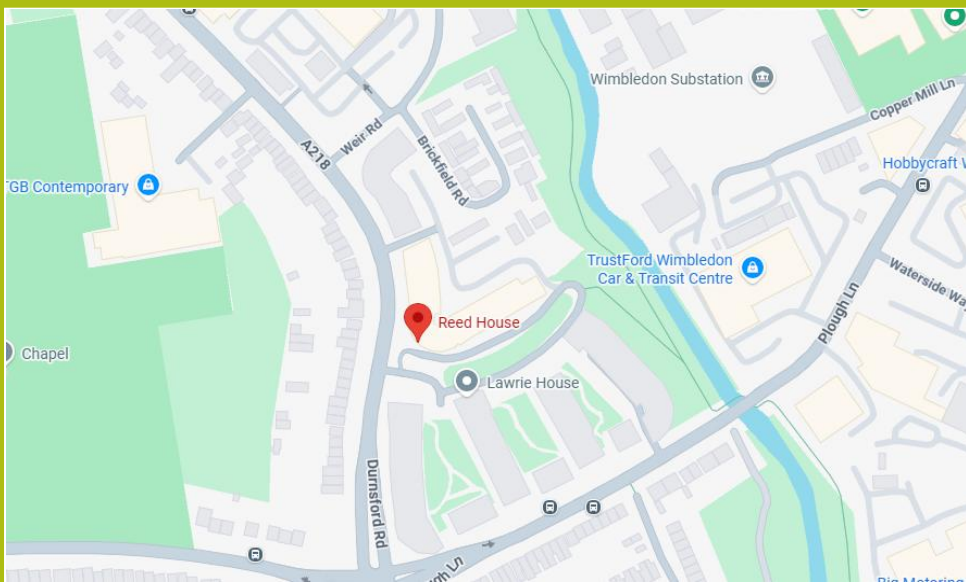


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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