

Durnsford Road Wimbledon, SW19 8GU

£1,900 PCM



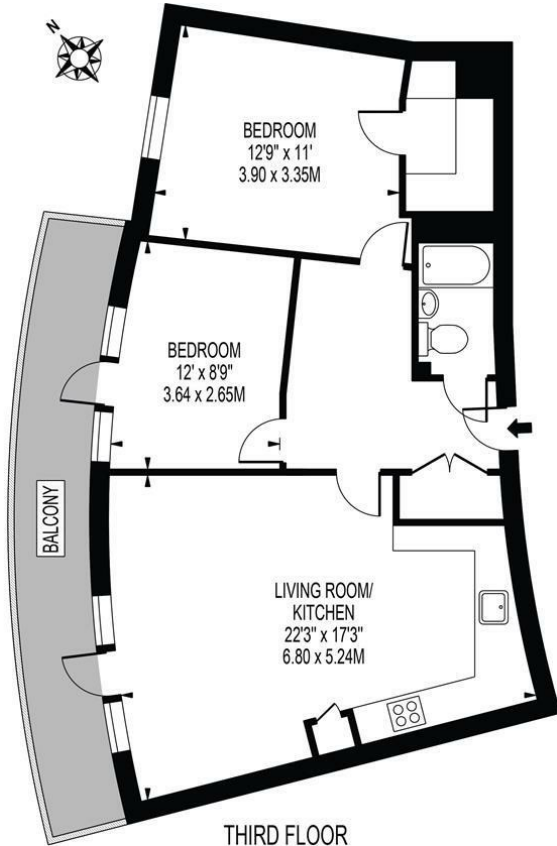
FANTASTIC, MODERN TWO DOUBLE BEDROOM purpose built apartment with LARGE BALCONY, located 0.3 miles from Haydons Road, and walking distance to Wimbledon Park tube station and Wimbledon mainline station and town centre. The property features a spacious open plan kitchen/reception room with LVT flooring, two spacious double bedrooms, the principle with a walk in wardrobe, and fully tiled bathroom.

Outside, the development benefits from well-maintained communal gardens and a SECURE UNDERGROUND PARKING SPACE (permit required).

EPC band C. Council tax band D.

REED HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 714 SQ FT - 66.33 SQ M



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B	75	
(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	

- Two double bedrooms
- Third floor with lift
- Large balcony
- LVT flooring
- Secure off street parking available
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band D



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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