

**Durnsford Road
Wimbledon, SW19 8EF**

£625,000 Leasehold - Share of Freehold



Conveniently located in the heart of Wimbledon Park and moments from the breath-taking Wimbledon Park this well presented two double bedroom garden flat combines period charm with modern living. This bright and spacious ground-floor property comprises a generous reception, a sleek, fully-fitted kitchen and dining area, two well-proportioned double bedrooms and a stylish modern bathroom. Boasting high ceilings and original character features throughout as well as a private, easterly aspect rear garden and benefitting from being located within the catchment area of local Ofsted rated "Outstanding" schools. The property is within a short stroll of both Wimbledon Park District Line Station, Earlsfield Mainline Station providing fast and direct links to Central London, with Haydons Road Thameslink nearby too.

DURNSFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 744 SQ FT - 69.13 SQ M



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.

- Two Double Bedrooms
- Moments From Wimbledon Park
- Excellent Transport Links
- Private Rear Garden
- Secure Bike Store
- Share Of Freehold, Remaining Lease Term Of 993 Years
- Service Charge - Ad/Hoc
- Ground Rent - Peppercorn
- EPC Rating - TBC
- Coucil Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(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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