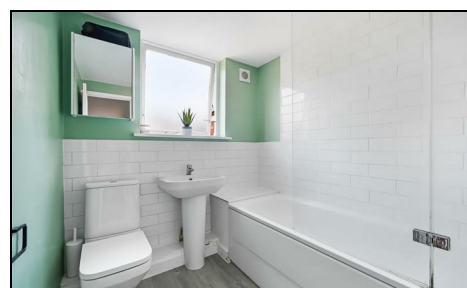


**Durham Road  
West Wimbledon, SW20 0TW**

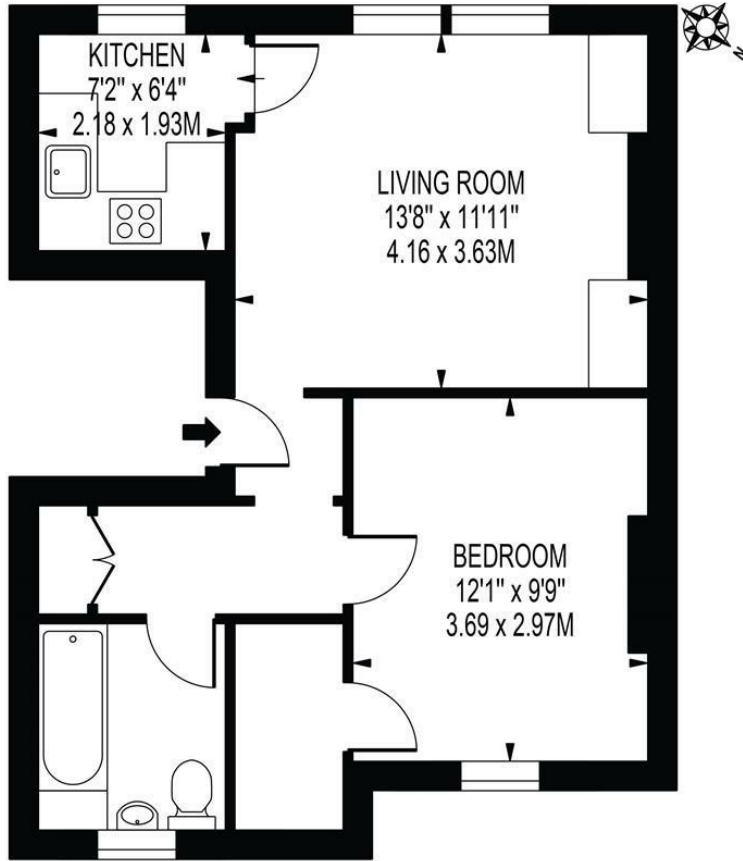
**£325,000 Leasehold**



**This bright and centrally located ONE DOUBLE BEDROOM first floor apartment has a spacious reception room, separate kitchen, large bedroom with walk in wardrobe and modern bathroom. Only 0.1 Mile to Raynes Park High Street and Station. An ideal first time purchase or buy to let investment.**

## DURHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 461 SQ FT - 42.85 SQ M



### FIRST FLOOR

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.

- One Double Bedroom First Floor Apartment
- 0.1 Mile to Raynes Park Station and High Street
- Beautifully Presented Throughout
- Modern Kitchen and Bathroom
- Ideal First time purchase or Buy to Let Investment
- Lease - 123 Year Remaining
- Spacious Reception Room
- Residents Street Parking Available
- EPC Rating - C
- Council Tax Band - C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(69-80)	75	81
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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Celebrating 30 years of successful Sales and Lettings in Merton

