



**Bassett House, Durnsford Road, London SW19 8EA**

**welcome to**

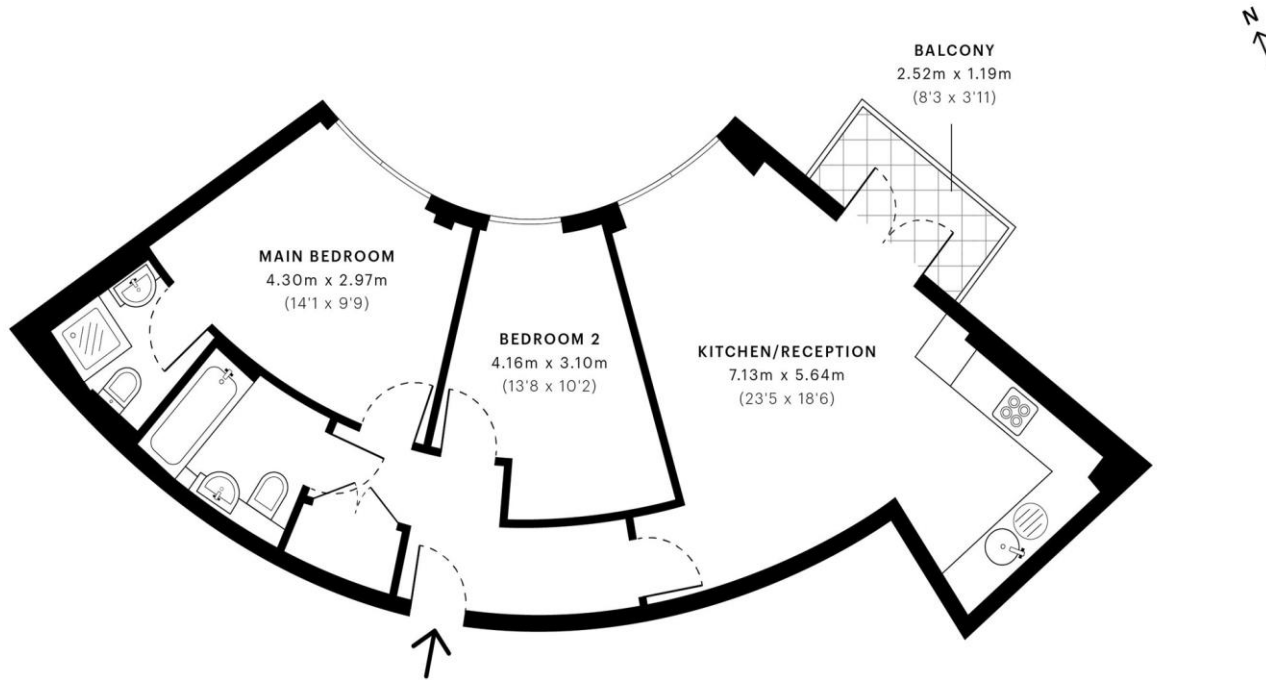
**Bassett House, Durnsford Road, London**

A well-presented, light and airy two double bedroom flat located in this ever popular development just a walk from Wimbledon Park and Haydons Road train stations.

Accommodation also comprises a double aspect open-plan living area with modern fitted kitchen, a modern bathroom and en-suite plus a private balcony.

Further benefits include well-tended communal gardens and an allocated parking space,





— Second Floor



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL  
64.1 Sqm / 689.9 Sqft

IPMS 3C RESIDENTIAL  
61.9 Sqm / 666.2 Sqft

SPEC ID  
600e9cd7326c090dce49a7b6

 GROSS AREA (INTERNAL)  
The footprint of the property  
**59.7 Sqm / 642.2 Sqft**

 NET AREA (INTERNAL)  
Excludes walls and external features  
**57.3 Sqm / 616.7 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**3.0 Sqm / 32.2 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
**0.0 Sqm / 0.0 Sqft**

welcome to

## Bassett House, Durnsford Road, London

- Well-presented Two Double Bedroom Apartment
- Open-plan Kitchen/Living Room
- Bathroom and En-suite
- Private Balcony
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR104001](https://www.barnardmarcus.co.uk/Property/EAR104001)

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
EAR104001 - 0009

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