



**Reed House Durnsford Road, London SW19 8GW**



**welcome to**

## **Reed House Durnsford Road, London**

A two double bedroom, two bathroom apartment with a private south facing balcony located on the fourth floor of this popular contemporary development.

The property is well presented throughout and benefits from an open-plan, modern, fully fitted kitchen/living room, a double bedroom with en-suite shower room, an attractive family bathroom and private balcony.

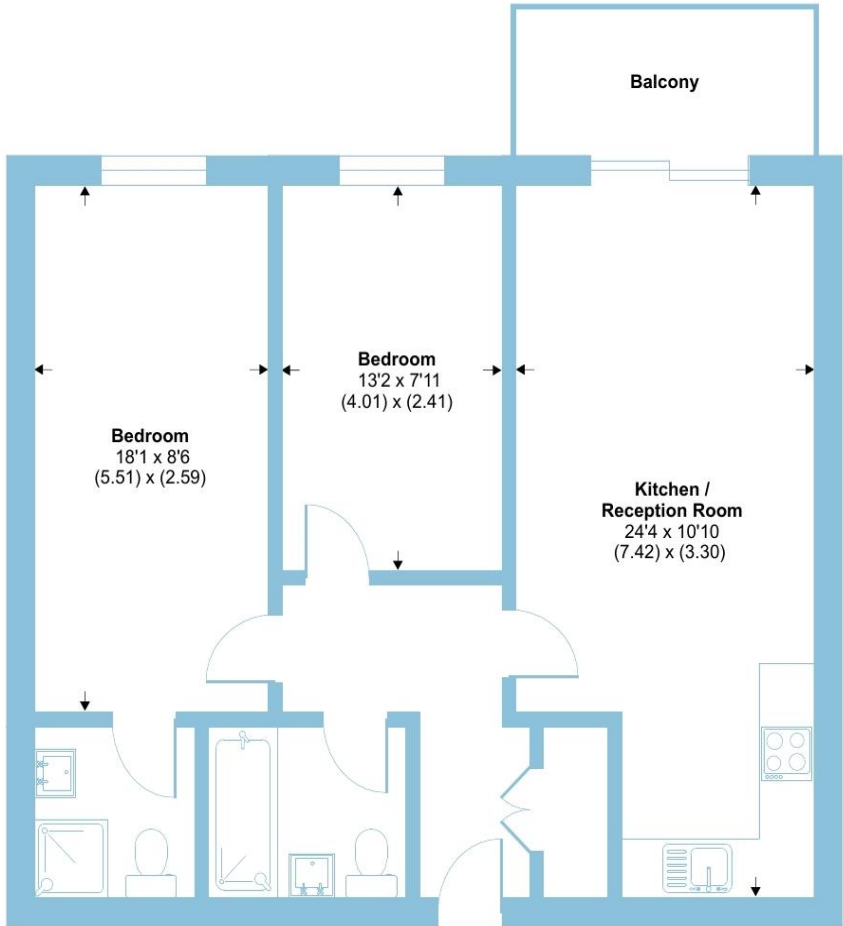
This popular development is a short walk from Haydons Road mainline station and within close proximity of central Wimbledon and its many amenities including Centre Court shopping centre.



# Durnsford Road, London, SW19

Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



**FOURTH FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Barnard Marcus. REF: 1064074



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## Reed House Durnsford Road, London

- Two Double Bedroom, Two Bathroom Apartment
- Well-presented throughout with Fully Fitted Kitchen
- Private South Facing Balcony
- Off-street Parking and Communal Gardens
- Close to Haydons Road Mainline Station
- EPC Rating B

Tenure: Leasehold EPC Rating: B

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAR104547](https://barnardmarcus.co.uk/Property/EAR104547)

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 marks

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:  
EAR104547 - 0007

  
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