



**Durand Gardens, London SW9**

***welcome to***

## **Durand Gardens, London**

We are delighted to introduce this charming one double bedroom top floor (2nd) period conversion flat with access to a sizable shared rear garden. Available for sale with no onward chain and a share of the freehold the property is situated in a sought after residential road, set around a picturesque central green in the Stockwell Park Conservation Area. Durand Gardens is a quiet residential street within easy reach of The Oval, Kennington and Stockwell, amenities including the bars and restaurants of Stockwell and Brixton are nearby and a number of green spaces including Kennington Park. The property is conveniently situated equidistance between the Oval Tube Station (Northern Line) and Stockwell Tube Station (Northern & Victoria Lines) providing excellent transport links to the West End, the City, Canary Wharf and surrounding areas.

Accommodation comprises an entrance hall, one double bedroom, living room, separate kitchen, bathroom and garden access.

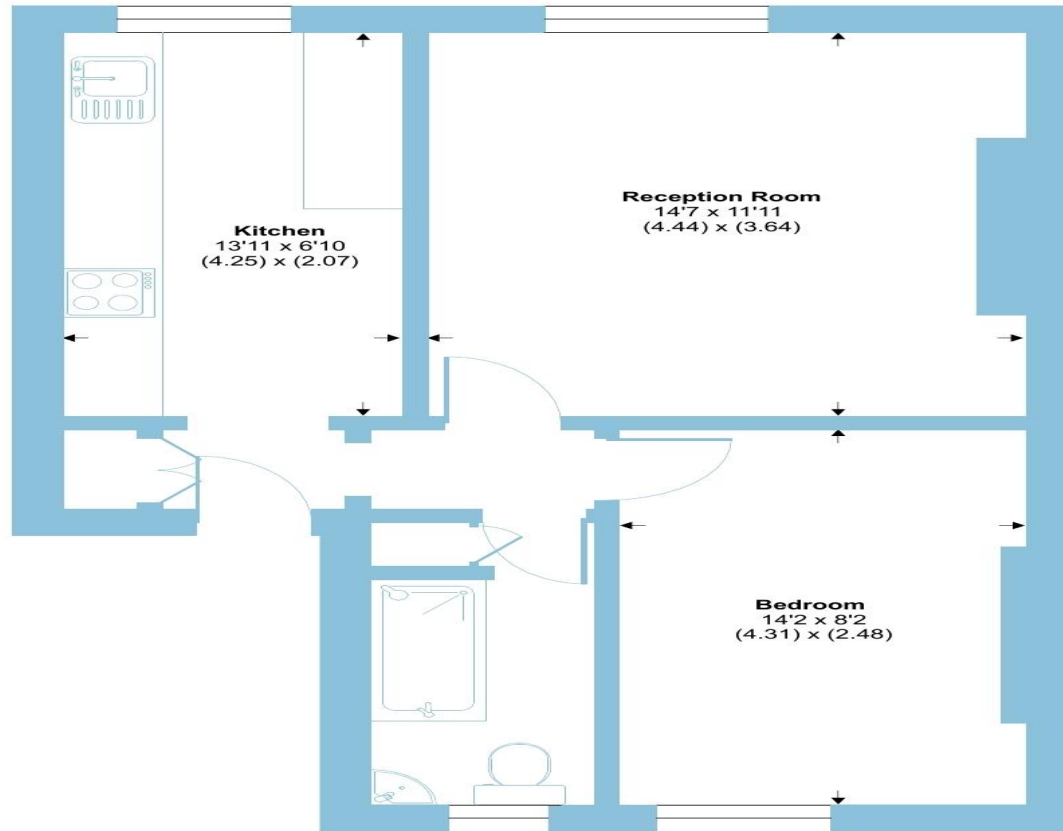
Internal viewings are strongly advised.



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Approximate Area = 495 sq ft / 46 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1230660. © nichecom 2025.

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## **Durand Gardens, London**

- One Double Bedroom
- Top Floor (2nd)
- Share of Freehold
- No Onward Chain
- Shared Rear Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110103](https://barnardmarcus.co.uk/Property/KGT110103)



Property Ref:  
KGT110103 - 0005

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