



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.

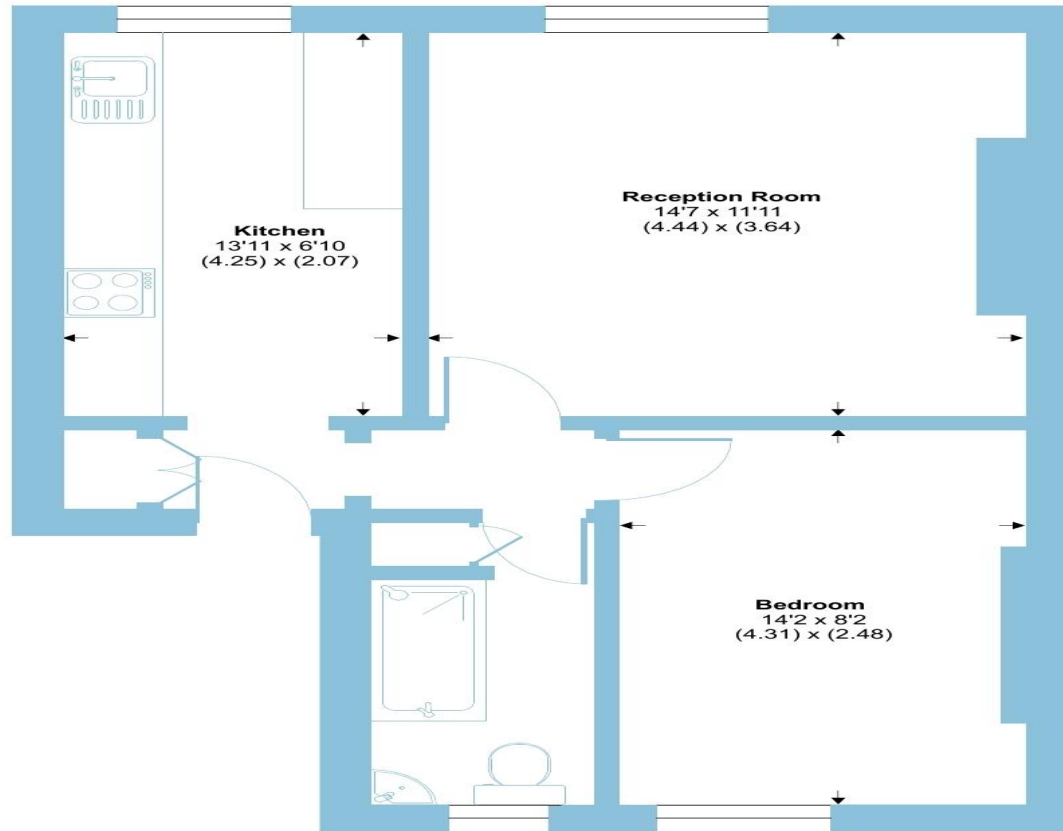
Internal viewings are strongly advised.



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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). © nichecom 2025. Produced for Barnard Marcus. REF: 1230660

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

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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



Property Ref:
KGT110103 - 0006

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.

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