



Durand Gardens, SW9

£725,000

A beautifully presented two-bedroom garden flat, occupying the entire lower ground floor and offered with a share of the freehold. Finished to an exceptional standard throughout, the property features a private entrance, an elegant bay-fronted reception room, and a separate kitchen leading seamlessly into a bright dining room. The standout feature is the impressive south facing rear garden generous in size and perfect for entertaining or relaxing.

The house is situated on the historic and picturesque Durand Gardens, one of Stockwell Park Conservation area's finest streets. This peaceful location, with a beautiful central garden is located just moments from excellent transport links, including Stockwell (Northern & Victoria lines), Oval (Northern line) and many bus services.

Features

- Two Double Bedrooms
- Private South Facing Garden
- Excellent Condition
- Private Entrance
- Wonderful Location
- Share of Freehold



Durand Gardens, SW9

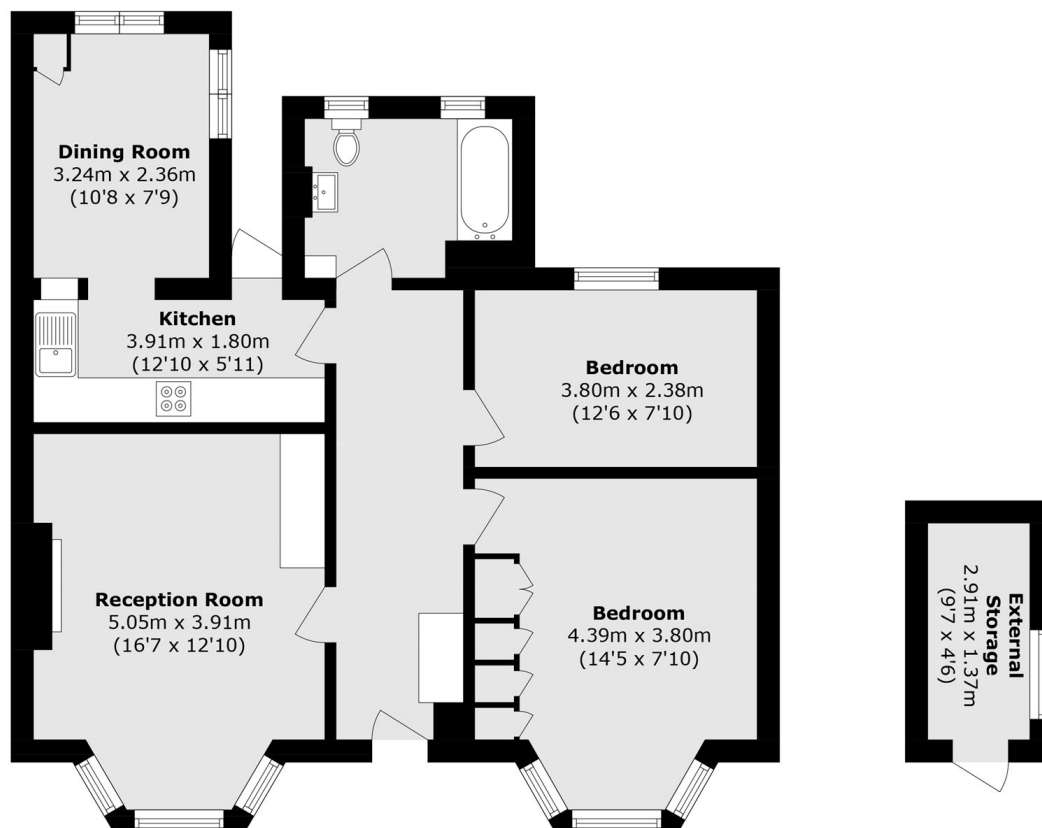
Set beyond a well-kept front garden, the private entrance opens into a wide and welcoming hallway, leading through to a spacious bay-fronted reception room featuring a striking fireplace with a marble surround. The principal bedroom benefits from built-in wardrobes and views to the front, while the second double bedroom overlooks the rear garden. Both are served by a new finished family bathroom.

The recently refurbished shaker-style kitchen offers an abundance of worktop space and storage, flowing effortlessly into the dining room. This space is enhanced by bespoke bench seating with integrated storage, making it ideal for entertaining and dinner parties. To the rear, there is direct access to the south-facing garden, a true sun trap bordered by a variety of plants and shrubs and perfectly suited for outdoor dining and barbecuing. There is also a shed for storage.

The property is presented in excellent condition throughout, leaving nothing for the next buyer to do.



Durand Gardens, London, SW9



Total area (approx.): 77.1 sq. m (829.9 sq. ft)
Outbuilding area (approx.): 4.0 sq. m (43.1 sq. ft)