



Lawrie House, Durnsford Road, London SW19 8FP

welcome to

Lawrie House, Durnsford Road, London

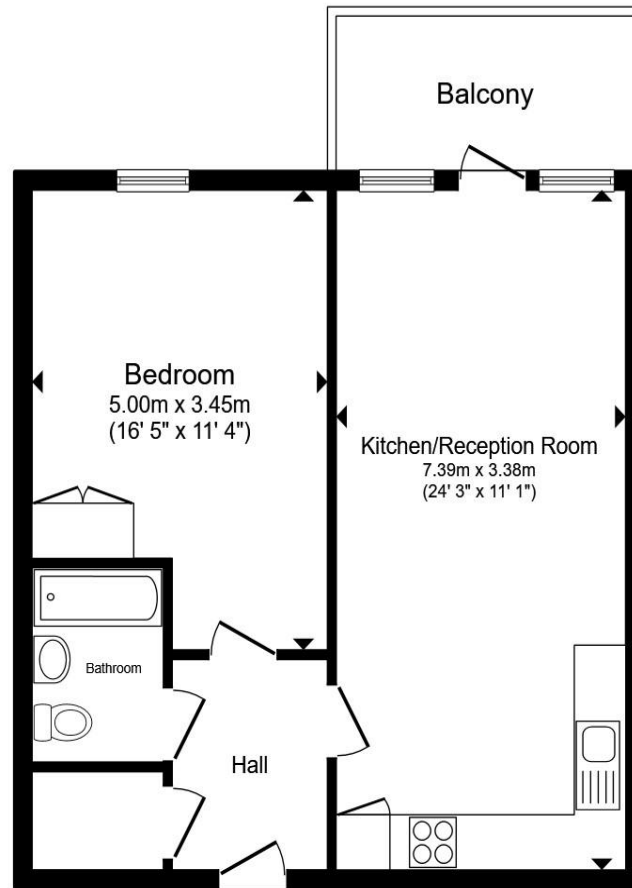
A large one bedroom apartment within this contemporary development, presented in excellent condition, with private balcony and gated, allocated underground parking.

This stunning property benefits from a generous open-plan reception, kitchen and dining space and has been finished to a high standard of neutral and contemporary decor throughout, and a large double bedroom with built-in wardrobes. Further benefits include a private balcony with pleasant outlook across trees, allocated underground parking and lift.

Lawrie House is located in the popular and exclusive Sanctuary Development in Wimbledon, within close proximity to Haydons Road mainline station, Wimbledon Park Underground station (District Line), Wimbledon Station (District Line, mainline, Tram Link), excellent bus links and close to all local amenities.

Offered for sale with no upward chain.





Second Floor

Total floor area 51.2 m² (551 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Large One Bedroom Flat
- Excellent Presentation
- Private Balcony
- Gated Underground Parking
- Lovely Communal Gardens
- No Upward Chain

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 4560.00

Ground Rent: 468.86

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.

£350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAR105417



Property Ref:
EAR105417 - 0005

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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