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97a Dupont Road,

Offers Over £475,000

2 1 1

- Split-level period conversion apartment with private garden (767 sq ft)
- Two excellent double bedrooms and modern bathroom
- Bright and well-proportioned throughout
- Quality fitted Kitchen
- Walking distance to Raynes Park Station and Wimbledon Chase
- Large open-plan reception/ kitchen (18'9 x 14'5)
- Private rear garden measuring approximately 29ft x 21ft
- Superbly presented interior
- Wimbledon Common and Wimbledon Village Nearby
- EPC:





A beautifully presented (924 Sq Ft including eaves) split-level conversion apartment offering the feel of a house, entrance on the ground floor up to generous accommodation over two floors and a **29ft private garden**. The property features a stunning **18'9 open-plan living space** with a quality open plan kitchen, **two genuine double bedrooms,** including a substantial bedroom occupying the entire top floor, and a modern bathroom. Ideally positioned on a sought-after residential road Cul-de-sac within easy reach of Raynes Park Station, local cafés, shops and Wimbledon Common. Combining impressive internal space, excellent proportions and **valuable outdoor space,** this is a rare opportunity to acquire a most appealing period conversion.




LAUNDRY
LIGHTS
DARKS

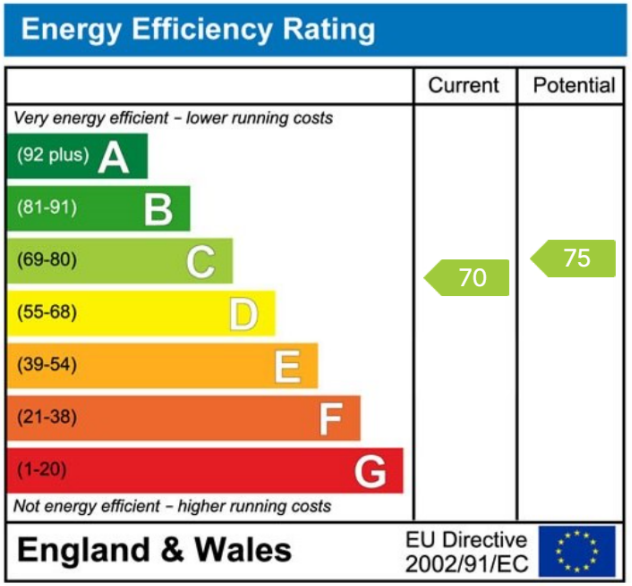







Dupont Road
Approx Gross Internal Area = 85.8 Sq m / 924 Sq Ft (Including Eaves)
Approx Gross Internal Area = 71.4 Sq m / 767 Sq Ft (Excluding Eaves)
Eaves
16'9" x 4'9"
5.10m x 1.45m
Dn
Bedroom
16'11" x 12'3"
5.16m x 3.73m
= Reduced headroom below 1.5m / 5'0
Eaves
16'5" x 4'6"
5.01m x 1.36m
Second Floor
Garden
28'9" x 20'9"
8.76m x 6.32m
Bedroom
12'9" x 12'8"
3.89m x 3.86m
Dn
Up
Open Plan
Living Room
18'9" x 14'5"
5.71m x 4.39m
Up
IN
Ground Floor
First Floor
Viewmedia @ 2026
Viewmedia.co.uk
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
75
England & Wales
EU Directive 2002/91/EC