

EDEN HOMES



428 Durnsford Road, London, SW19 8DZ

Asking price £700,000

We are delighted to offer this stunning three double bedroom ground floor apartment to the market, situated in a fantastic location close to Wimbledon Park. This light and spacious property has recently been fully refurbished to a high spec, and has been extended at the rear to create a spacious open plan modern kitchen/dining living area, which opens out to an enormous private rear garden with lawn and patio, perfect for entertainment in the summer time. The property also benefits from two bathrooms one of which is en-suite off the main bedroom with feature bay window. This beautifully presented period conversion is a must see and is perfect for a first time buy, family or as a rental investment. Includes off road parking, Share of freehold with 999 year lease and no current service charge or ground rent which will be for a buyer to agree with the other freeholder, as advised.





- Three Double bedrooms
- Close to transport links
- Large Private Garden
- Period Conversion
- Newly refurbished
- Close to Wimbledon Park

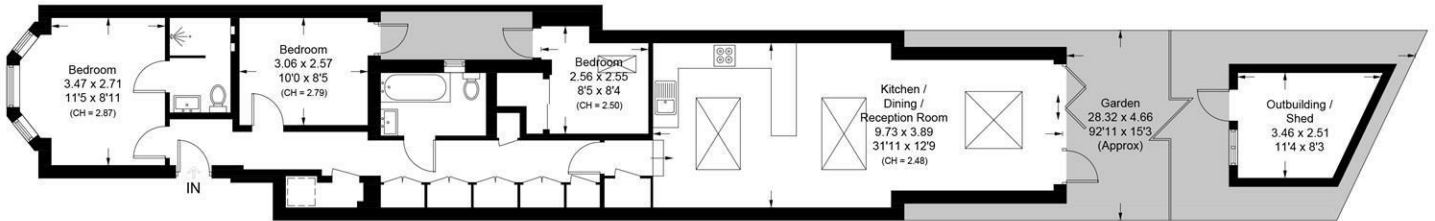
This desirable property is situated located on Durnsford Road between the junctions of Stuart Road and Stroud Road. The property is located within easy reach of Wimbledon Park underground station, Wimbledon Park and a good selection of local shops, amenities, cafés and schools. The area is served by many bus routes towards Wimbledon, Richmond and Wandsworth and is a short walk to Earlsfield Station with additional shops, bars and restaurants nearby.

Floor Plan

Durnsford Road, SW19
 Approximate Area = 88.7 sq m / 955 sq ft
 Outbuilding / Shed = 7.1 sq m / 76 sq ft
 Total = 95.8 sq m / 1031 sq ft
 Including Limited Use Area (0.8 sq m / 9 sq ft)



= Reduce head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.