

DURHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :

1010 SQ FT - 93.8 SQ M



Fuller Gilbert 
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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Durham Road, West Wimbledon, SW20 0TL

£900,000 Freehold



95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert
& Company
Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

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THE LOCATION

The property is situated on a sought after residential road, well placed for access into Raynes Park with its commuter station offering fast and frequent services to London Waterloo. A selection of useful shops (including Waitrose), the green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach. The area is well served for local schools in both the state and private sector. There is easy access to St Matthew's School through a pedestrian path at the end of Melbury Gardens and the well regarded primary school Hollymount is just a short walk away. The house is ideally located, with a nearby stop for many of the private school bus routes towards, Surrey, Hampton and other locations.



THE PROPERTY

Three-bedroom house on sought-after Durham Road, just a short walk from Raynes Park Station. The property requires general renovation throughout, offering excellent potential to modernise or extend (STPP). Features include off-street parking, good-sized rooms, and a private garden. A rare opportunity to create a bespoke home in a prime location close to local shops, cafés, schools, and transport links.

The house is approached by ample off street parking. On the ground floor there is a through reception room and dining room. A separate kitchen, followed by a family bathroom.

The first floor allows for three bedrooms. There is a private outside garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	64
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		