

Durham Road West Wimbledon, SW20 0QH

£375,000 Leasehold



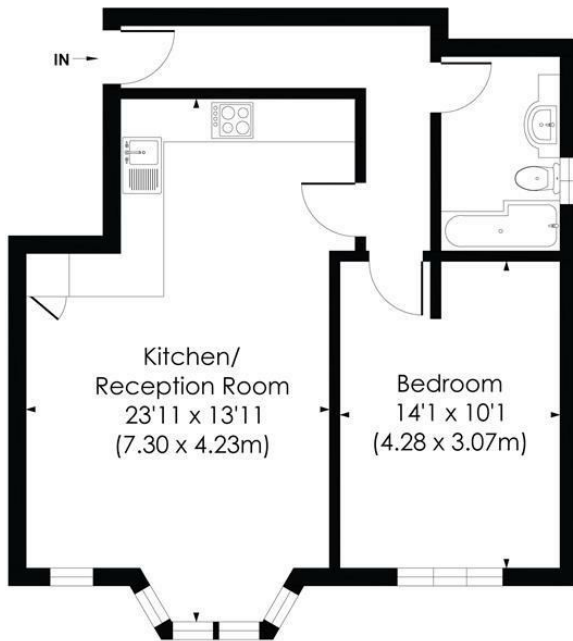
This superb one double bedroom, ground-floor modern apartment extends to approximately 589 sq ft and is ideally located just 0.1 miles from Raynes Park railway station, the high street and Waitrose.

Offering bright and spacious accommodation throughout, the property features an impressive 23ft open-plan kitchen/reception room with granite worktops, ample storage, integrated appliances, and plenty of space for dining and entertaining.

The generous double bedroom benefits from built-in wardrobes, while the contemporary bathroom enjoys natural light and ventilation from a window. High ceilings throughout enhance the feeling of space and residents also have access to a communal garden to the rear of the development.

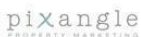
Offered to the market with no onward chain, this is an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-located property with excellent transport links and local amenities on the doorstep.

DURHAM ROAD, SW20
 Approx. Gross Internal Floor Area
589 Sq. ft/54.68 Sq. m

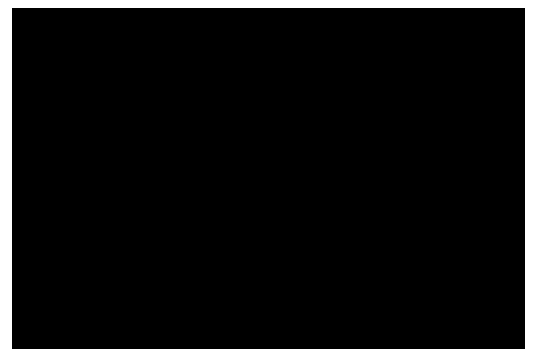
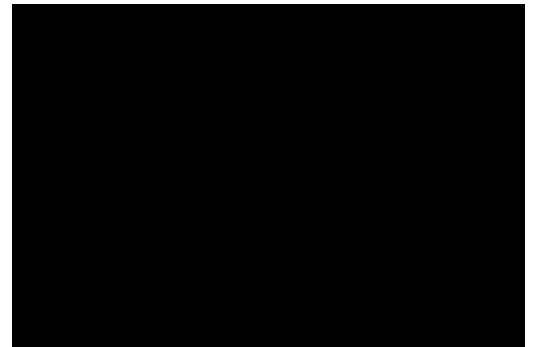


GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- Spacious one double bedroom ground-floor apartment (589 sq ft)
- Prime location just 0.1 miles from Raynes Park railway station and high street
- Impressive 23ft open-plan kitchen/reception room
- Modern fitted kitchen with granite worktops and Integrated appliances
- High ceilings throughout - Communal Gardens
- Generous double bedroom with built-in wardrobes
- Ideal first-time purchase, investment, or downsizing opportunity
- 125 Year Lease - No onward chain
- EPC - B
- Council Tax Band - C

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			
England & Wales		EU Directive 2002/91/EC	

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