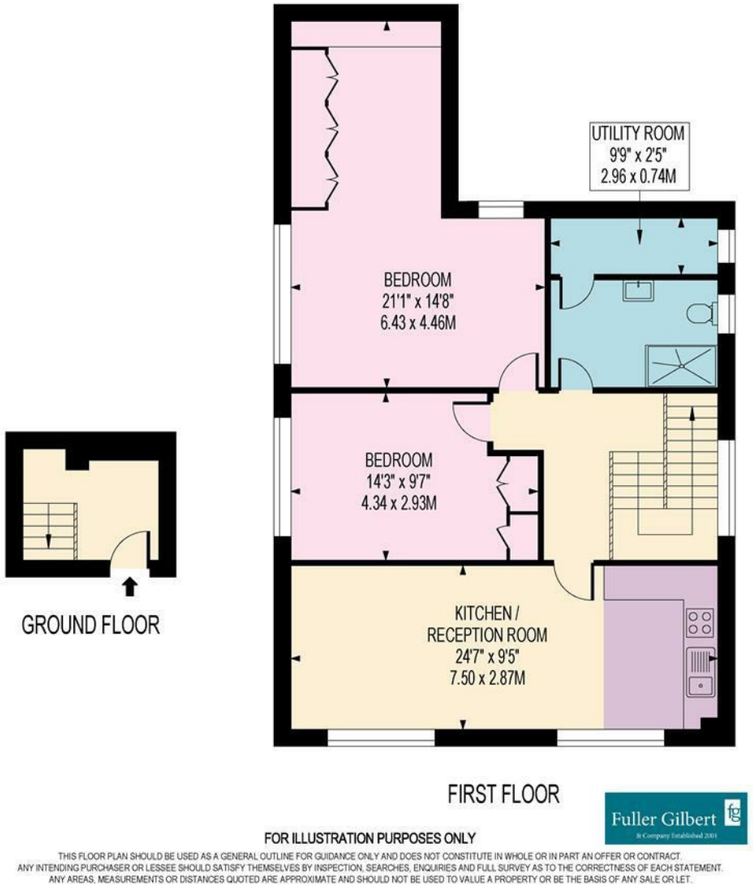
DURHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
873 SQ FT- 81.10 SQ M



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Durham Road, London, SW20 0TL

TO RENT £2,750 PCM



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

Fuller Gilbert & Company Est. 2001

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

www.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.



2

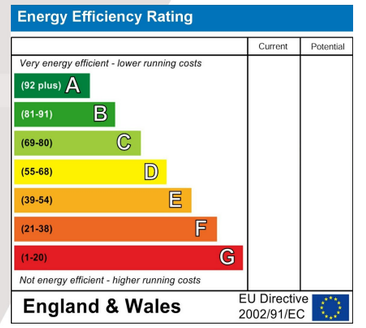
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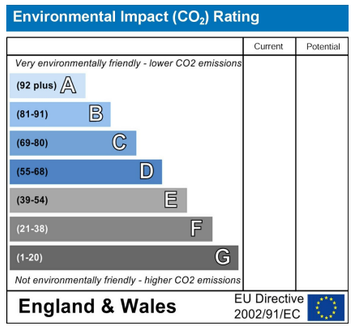
1



THE PROPERTY

The property comprises of 2 double bedrooms with the master having a dressing area with built in wardrobe's and a desk, large modern open plan kitchen/living room, 1 luxury bathroom and separate utility room. Boasting almost 900 sq ft of internal floor area the property is situated a short walk to Raynes Park station, centre and local amenities whilst being close to local schools, parks and Wimbledon village also. Separate off street parking can be negotiated.





Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.