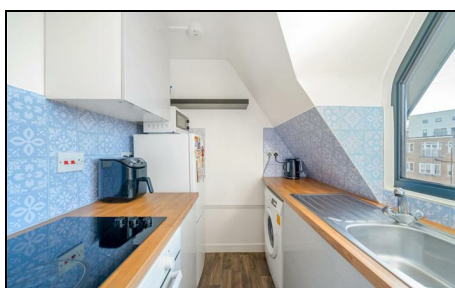


**Durham Road  
West Wimbledon, SW20 0TW**

**Guide Price £285,000 Leasehold**

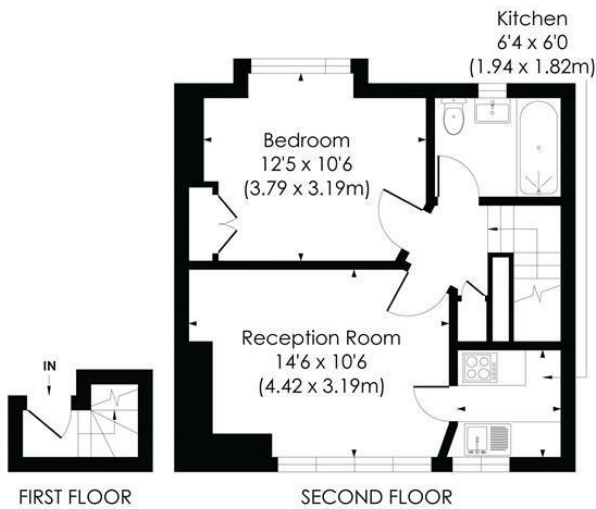


**This bright and centrally located ONE DOUBLE BEDROOM top floor apartment is perfectly located only 0.1 Miles to Raynes Park Station and High Street. With a separate reception room, modern kitchen and bathroom and spacious bedroom with built in storage. An ideal first time purchase or buy to let investment that is offered to the market with no onward chain.**

# DURHAM ROAD, SW20

Approx. Gross Internal Floor Area

427 Sq. ft/39.71 Sq. m



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

- One Double Bedroom
- Top Floor Apartment
- 0.1 Miles To Raynes Park Station And High Street
- Modern Kitchen And Bathroom
- Beautifully Presented Throughout
- Ideal First Time Purchase Or Buy To Let Investment
- No Onward Chain
- Lease Remaining - 120 Years
- EPC - C
- Council Tax Band - C

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

