

DURHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2112 SQ FT- 196.20 SQ M
 (EXCLUDING GARDEN STUDIO & EAVES STORAGE)
 GARDEN STUDIO AREA : 74 SQ FT- 6.90 SQ M
 EAVES STORAGE AREA : 69 SQ FT- 6.40 SQ M
 TOTAL AREA : 2255 SQ FT- 209.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Durham Road, West Wimbledon, SW20 0QH

Guide Price
£2,100,000 Freehold

A beautifully presented period family home which has recently undergone full refurbishment comprising in excess of 2,200 Sq Ft over three floors with a formal reception room and open plan kitchen / dining / family area with the added benefit of having a large west aspect garden in West Wimbledon.

- Beautifully Appointed period House
- Finished to incredible standard by London House
- 5 Bedrooms 3 bathrooms
- Main Bedroom With Large En suite
- Garden with South West Aspect
- Utility room
- Off street parking for 2 cars (Including charging point)
- EPC
- Council tax band

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.



House - Semi-Detached

5

2

3



Description

Immaculately presented Period House in a sought after location. Features include 5 bedrooms, 3 bathrooms (2 being ensuite) Beautiful open plan Kitchen/ Sitting Room with full width sliding doors to the South West facing garden. Mature garden with Garden room/office. Fully refurbished by London House to exacting standards.

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	78

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	



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.

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