



Flat 31 Batsford House

35 Durnsford Road, Wimbledon, SW19 8GS

ROBERT HOLMES
— & COMPANY —

A well maintained, spacious apartment featuring a private balcony, set within a modern development built by Barratt Homes

Asking Price: £335,000

Accommodation:

- CHAIN FREE
- 3rd floor apartment
- Lift access
- Reception/dining room/kitchen (all white goods included)
- Large bedroom
- Bathroom
- Generous private balcony

Local Borough: Merton Council

Council Tax Band: C

EPC Rating: C

Nearest Station:

- 0.3 miles approx. (Haydons Road Station)
- 0.6 miles approx. (Wimbledon Park Underground Station)

Central London: 7.2 miles approx.



Property Description: This third floor apartment is one of the largest flats in the development, of 675 sq ft. Entered into a good sized entrance hall, the property consists of a spacious, open plan reception room and fully fitted kitchen, with French doors leading to the private balcony. The large double bedroom, also with French doors to the balcony, is currently arranged as two bedrooms with temporary storage serving as a partition between the two areas. The property has a bathroom with shower overhead and there is tall storage currently fitted as a utility cupboard in the hallway.

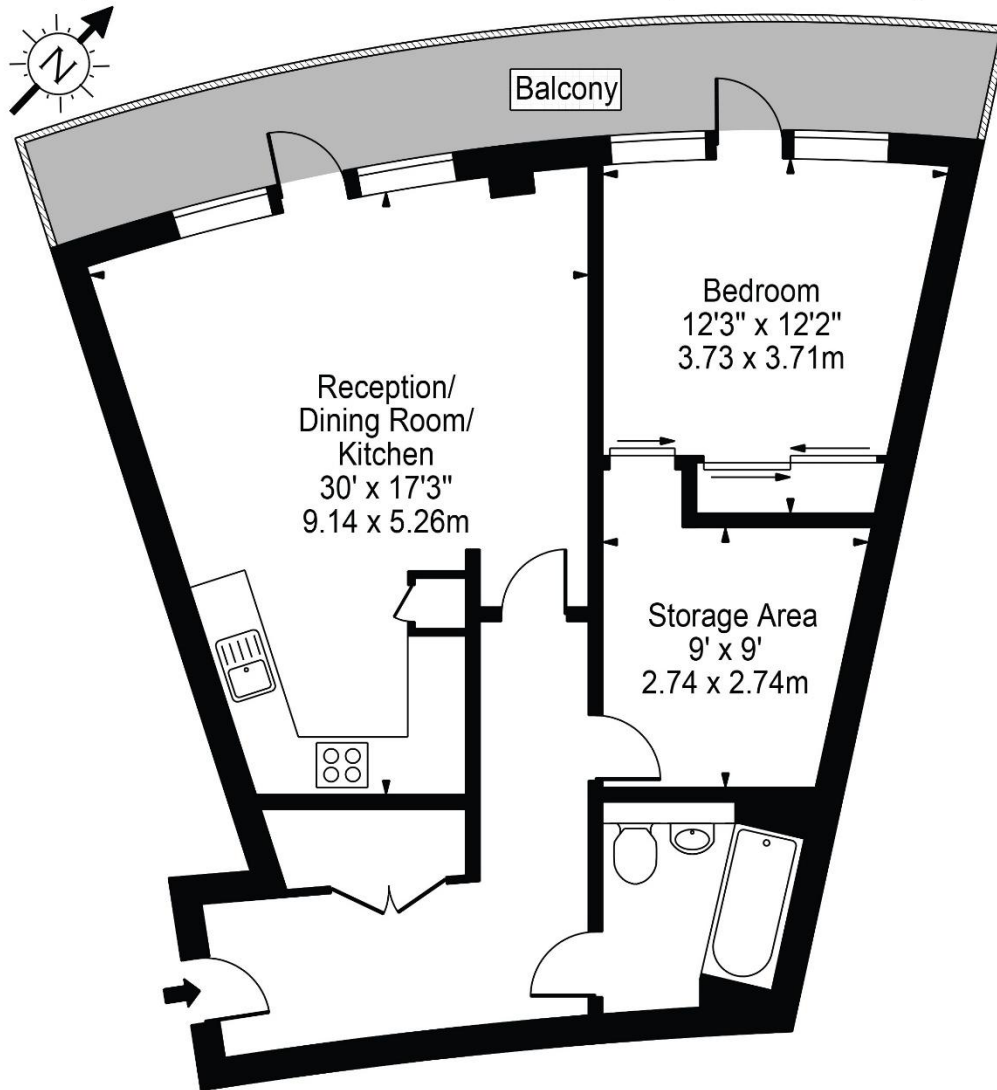
The building also benefits from a communal garden and communal bike storage.

Location: Built in 2009 by the highly regarded Barratt Homes, this development enjoys a convenient location close to amenities, including local supermarkets, independent restaurants and useful shops. The renowned AFC Wimbledon is just moments away, along with well thought of recreational facilities such as Hybrid Fitness, with Padel Courts, and Wimbledon Park which offers tennis courts, an athletics track and a golf course. Garfield Recreation Ground and Wandle Meadow Nature Park are also just a short walk away.

Lease Details: Leasehold property, approximately 105 years remaining. Service charge and ground rent totals £362.44pcm. As advised by the owner.



Approx. Gross Internal Area 675 Sq Ft - 62.71 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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.



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Viewings by appointment through Robert Holmes & Co. on 0208 106 2019

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.