

**TO LET**

No pA



Reed House, Durnsford Road, Wimbledon, SW19

£1,850.00 PCM

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

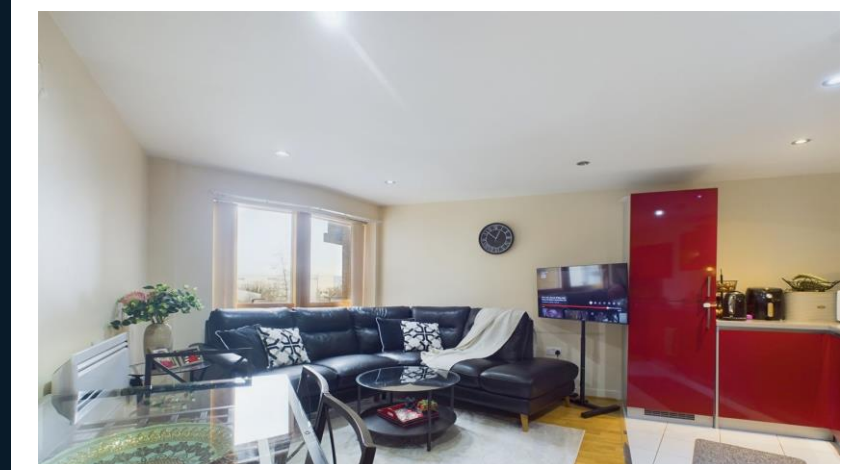
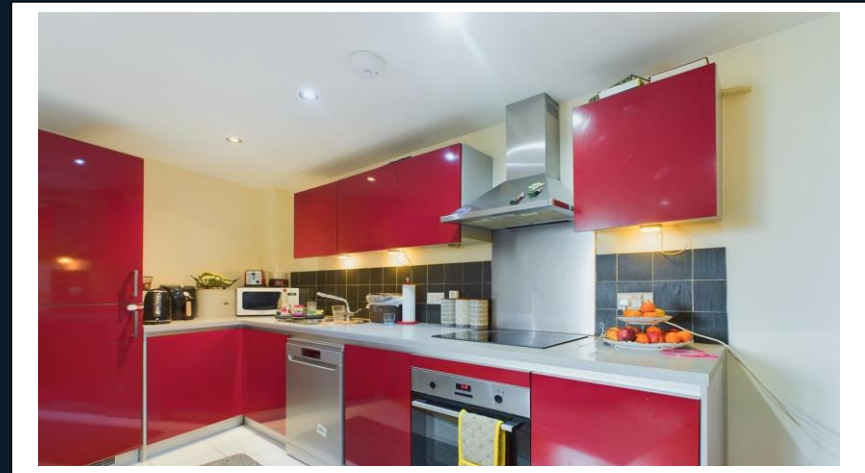
Experience contemporary living at its finest in this beautifully presented two-bedroom gem situated on Durnford Road, Wimbledon, SW19. This property boasts an inviting open-plan fully integrated kitchen and living room with space for a dining area. Revel in the comfort of two spacious double bedrooms, complemented by a stylish three-piece family bathroom featuring a shower over the bath, and an additional en-suite bathroom.

Noteworthy features include the luxurious touch of hardwood flooring throughout and the added benefit of double-glazed windows in every room. Enjoy the convenience of a brief stroll to Haydons Road Station (Thameslink) or a leisurely 18-minute walk to Wimbledon Park Underground Station (District Line), granting you excellent transport links spanning across London and to the City.

Immerse yourself in the vast greenery of Wimbledon Park and the tranquillity of Wandle Meadow Nature Park, both within easy reach. St Georges Hospital is also conveniently close, enhancing the practicality of this prime location.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.





# Material Information

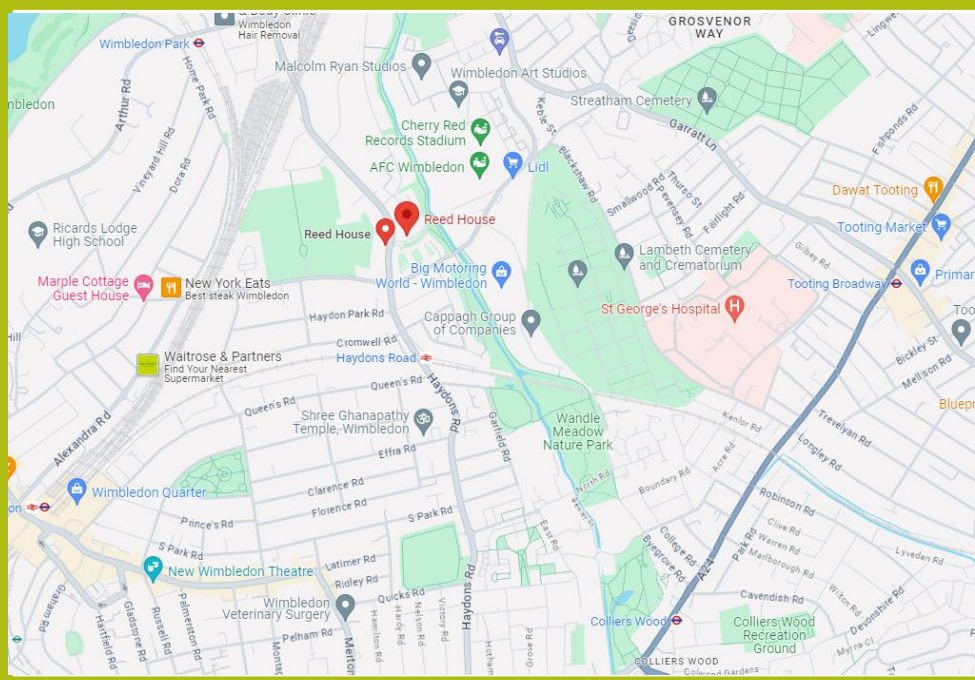
**Date Available – 27/03/2024**

**Holding deposit amount – £426**

**Security Deposit amount (Five weeks rent) – £2,134.00**

**Council Tax Band – D**

**Local Authority – Merton Council**



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
None



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Standard / Superfast /  
Ultrafast



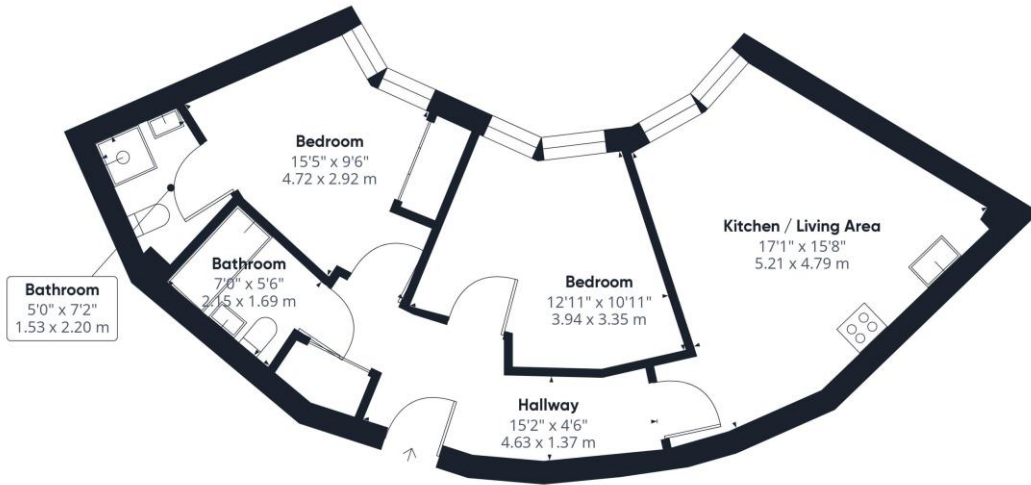
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None



Approximate total area\*  
628.02 ft<sup>2</sup>  
58.35 m<sup>2</sup>

(\* Excluding balconies and terraces)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFE360



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>81</b>
69-80 <b>C</b>	<b>69</b>	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		

#### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

#### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

#### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

