



Lawrie House, Durnsford Road, Wimbledon
£450,000

Summary

Brinkley's Estate Agents are delighted to offer this superb apartment, located on the first floor of the popular 'Sanctuary Development' in Wimbledon. Offering easy access to Wimbledon town centre with its excellent shopping and travelling facilities. Haydons Road Mainline Railway Station (0.33 miles) and Wimbledon Park Underground Station (1 mile) are

149 Arthur Road, Wimbledon Park, SW19 8AB
168 Putney High Street, Putney, SW15 1RS
64 Wimbledon Hill Road, Wimbledon, SW19 8AB
1 Lambton Road, Raynes Park, SW20 0LW

T: 020 8879 3718
T: 020 8785 3652
T: 020 8944 2918
T: 020 3817 6888



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



located nearby. Briefly comprising; entrance hall, reception room with open-plan, fully-fitted kitchen, two bedrooms (en-suite to master) and main bathroom / WC. Further benefits include its own balcony with views over the communal gardens, ample storage, lift and parking space. Offered chain free. Please call Brinkley's in Wimbledon today for more details - 02089442918 or to arrange a viewing. Open 7 days a week. Sole Agent.

Energy Efficiency Rating: C



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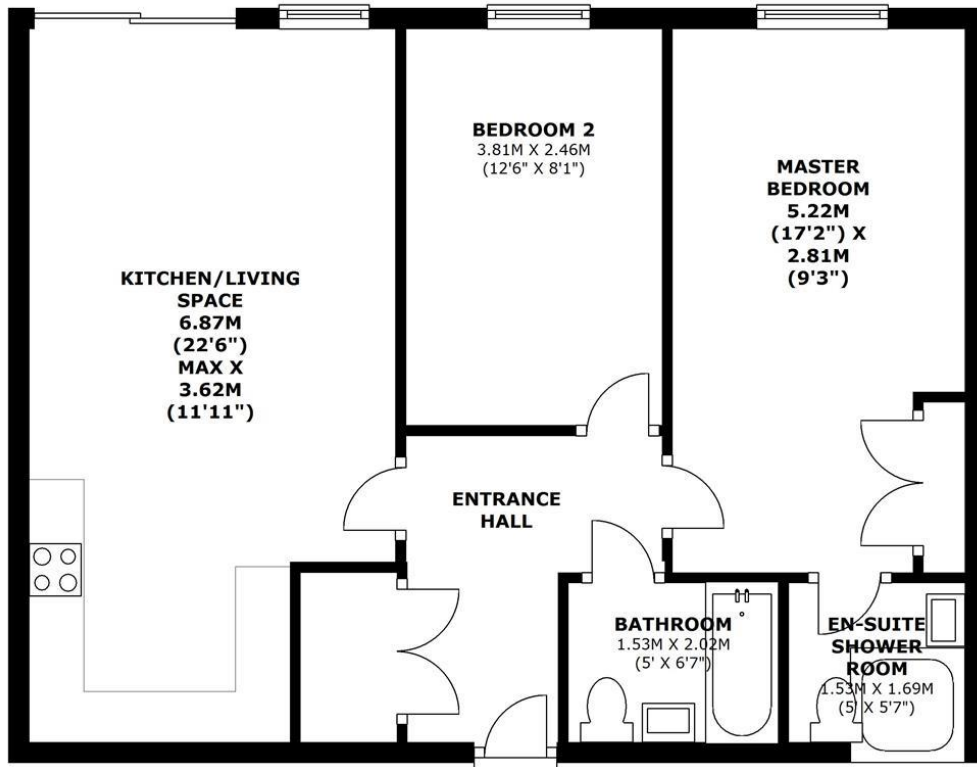


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FIRST FLOOR

APPROX. 58.5 SQ. METRES (629.2 SQ. FEET)



TOTAL AREA: APPROX. 58.5 SQ. METRES (629.2 SQ. FEET)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	70
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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	

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