



Flat, Lawrie House, 3 Durnsford Road, Wimbledon  
**£1,575 pcm**

**Summary**

ABOUT THE PROPERTY: Brinkley's of Wimbledon Park are proud to present to the market this modern, two double bedroom, apartment in the ever-popular, Sanctuary Development in Wimbledon. This spacious apartment comprises two double bedrooms, the master bedroom has an en-suite shower room, a modern open-plan kitchen/ living room and a balcony. Further benefits include secure underground parking, communal gardens and excellent transport links.

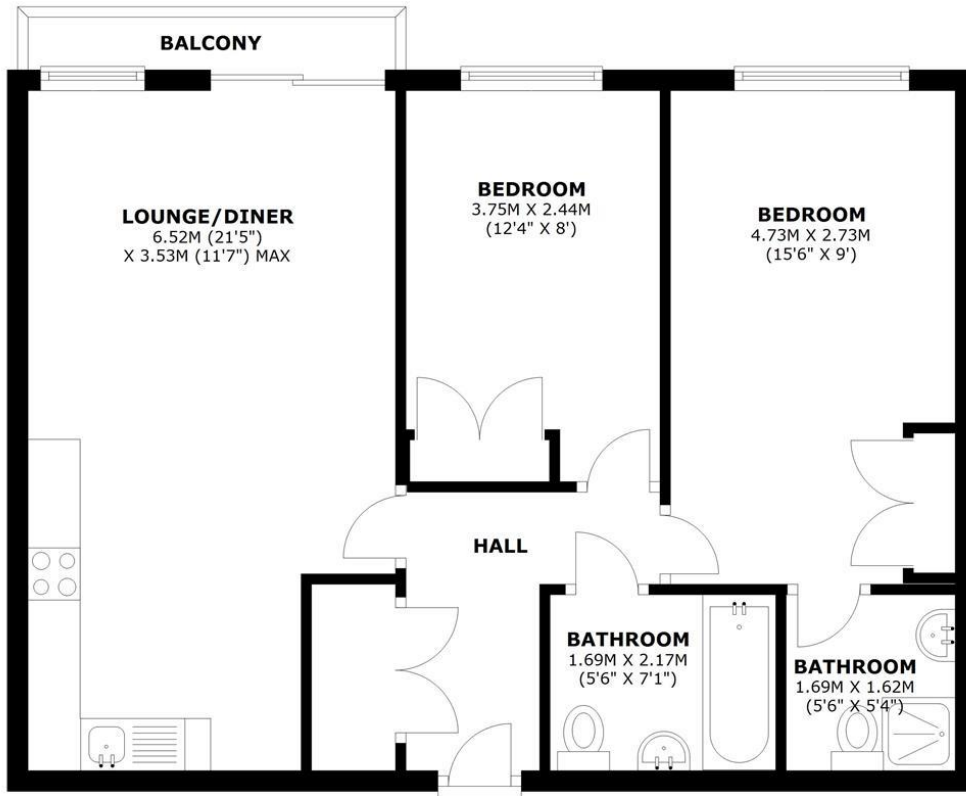
HOW TO VIEW: Please call our Wimbledon Hill office on 020 8944 2918, our Wimbledon Park branch on 020 8879 3718 or our Putney office on 020 8785 3652, for more information and to arrange a viewing. Open 7 days a week. viewings Mon- Fri 8-8, Weekends 9-6.

Energy Efficiency Rating: C



## SECOND FLOOR

APPROX. 58.0 SQ. METRES (623.9 SQ. FEET)



TOTAL AREA: APPROX. 58.0 SQ. METRES (623.9 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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			
<b>England &amp; Wales</b>		81	87
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		79	81
EU Directive 2002/91/EC			