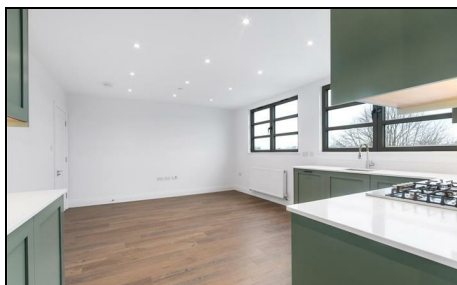
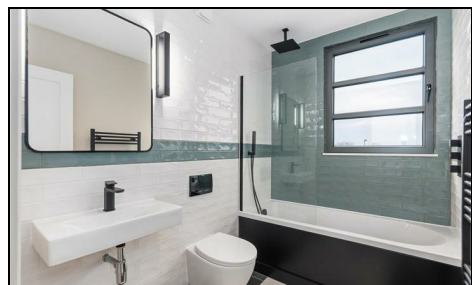


## Elm Grove Wimbledon, SW19 4ET

**£388,000 Leasehold**

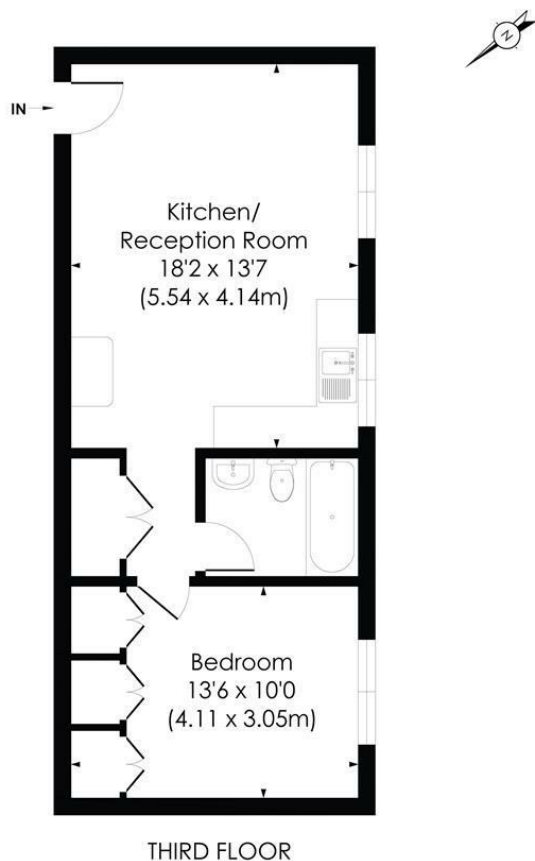


**This superb 473 sqft ONE DOUBLE BEDROOM, third floor apartment has a superb 18ft open plan kitchen/reception room and access to a impressive communal roof terrace. Perfectly located for access to both Wimbledon and Raynes Park Stations and High Streets. Offered to the market with no onward chain.**

## ELM GROVE, SW19

Approx. Gross Internal Floor Area

473 Sq. ft/43.97 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- One Double Bedroom - 473 sqft
- 3rd Floor Modern Apartment
- Access to Superb Communal Roof Terrace
- Easy Access to Both Wimbledon and Raynes Park
- Excellent First Time Purchase or Buy to Let
- No Onward Chain
- Newly Fitted Kitchen and Bathroom
- Sold with New Lease
- EPC - B
- Council Tax Band - TBC

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		83	83
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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