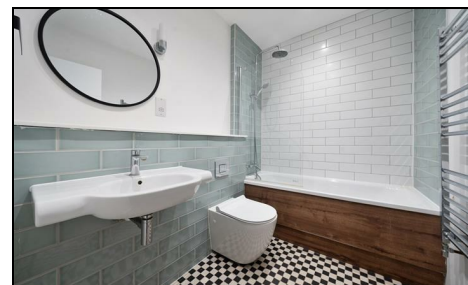


## Elm Grove Wimbledon, SW19 4FU

**£495,000 Leasehold**



This fantastic and well proportioned 656 sqft, **TWO DOUBLE BEDROOM** first floor modern apartment is perfectly located between Wimbledon (0.5 Miles) and Raynes Park (0.8 Miles). Converted two years ago and sold with an 8 Year NHBC Guarantee. There is a beautiful open plan kitchen/dining/reception room incorporating a modern fitted kitchen with Quartz worktops and fitted appliances, space for a dining table and living room. There is also a stylish bathroom and two superb sized double bedrooms both with built in storage. Acoustic double glazing throughout, engineered wood floors, air conditioning, 125 Year Lease, Low service Charges and lift access. An excellent first/second time purchase or buy to let investment - Offered with **NO ONWARD CHAIN**.

## ELM GROVE, SW19

Approx. Gross Internal Floor Area

656 Sq. ft/60.97 Sq. m



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PROPERTY MARKETING

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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.

- 656 sqft Two Double Bedroom Apartment
- First Floor with Lift Access - Acoustic double glazing
- 8 Year NHBC Guarantee - 125 Year Lease
- Low Service Charges - No Ground Rent
- Close to Wimbledon High Street (0.5 Miles)
- Air Conditioning - Fitted Appliances - Engineered Wood Floors
- No Onward Chain - Air Conditioning
- Gorgeous Kitchen with Quartz Worktops
- Stylish Bathroom
- EPC - C Council Tax Band - TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>		77	77
(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			
England & Wales			
		EU Directive 2002/91/EC	

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