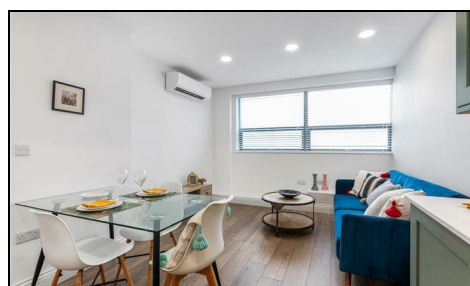
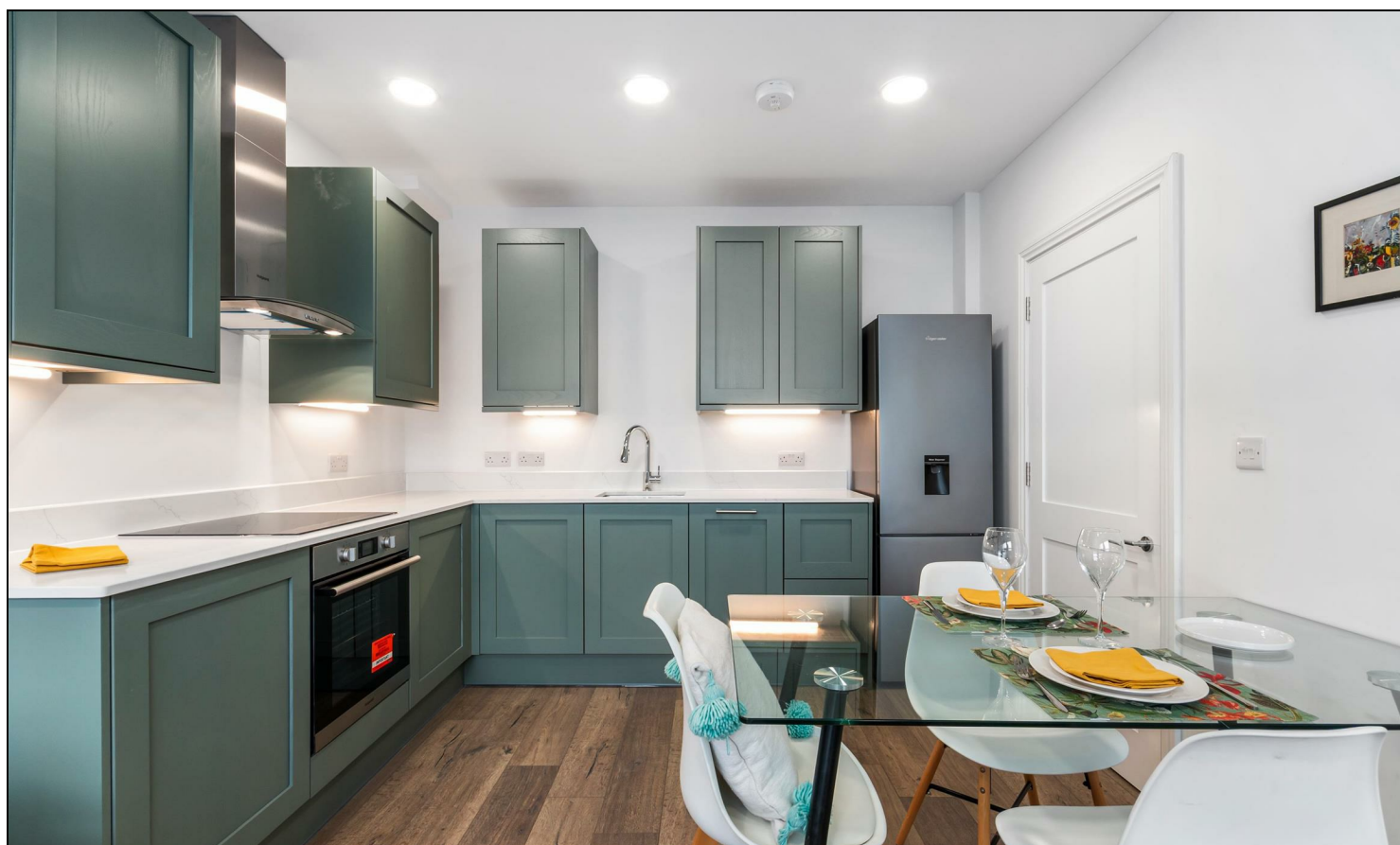


Elm Grove Wimbledon, SW19 4FU

£325,000 Leasehold

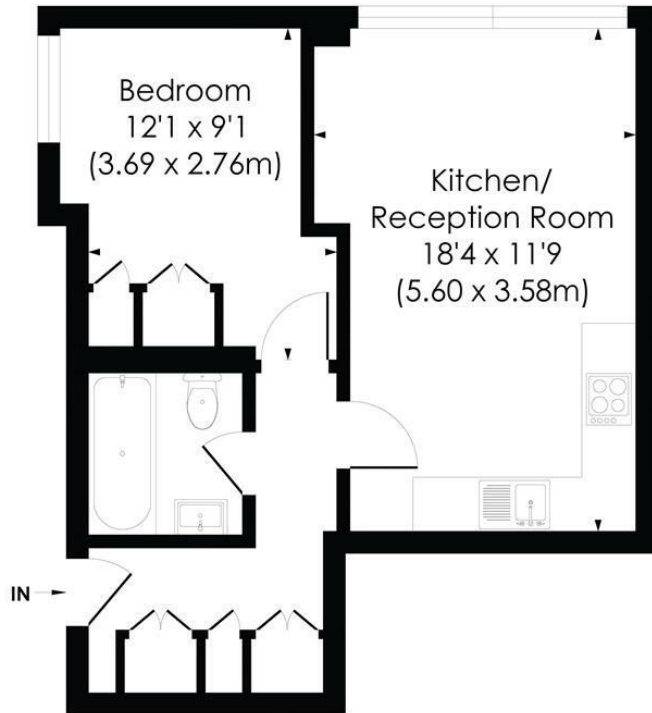


This fantastic and well proportioned 430 sqft, **ONE DOUBLE BEDROOM** modern ground floor apartment is perfectly located between Wimbledon (0.5 Miles) and Raynes Park (0.8 Miles). Converted two years ago and sold with an 8 Year NHBC Guarantee. There is a beautiful open plan kitchen/dining/reception room 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 a superb double bedroom. Acoustic double glazing throughout, engineered wood floors, air conditioning, 125 Year Lease, and Low service Charges. An excellent first/second time purchase or buy to let investment - Offered with **NO ONWARD CHAIN**.

ELM GROVE, SW19

Approx. Gross Internal Floor Area

430 Sq. ft/39.98 Sq. m



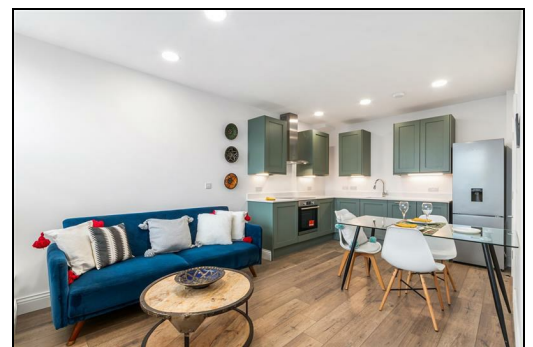
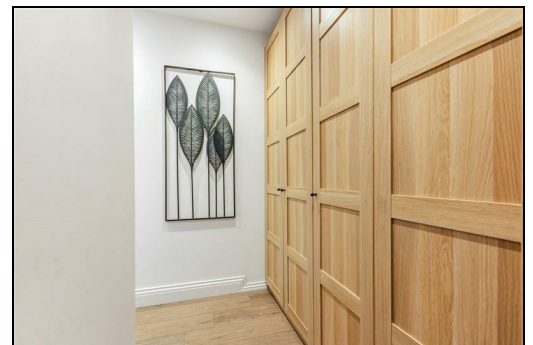
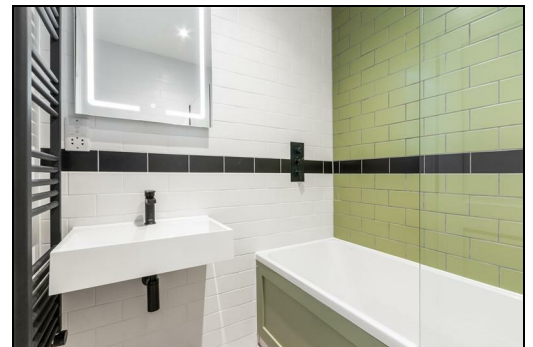
GROUND FLOOR

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PROPERTY MARKETING

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.

- 430 sqft One Double Bedroom Apartment
- Acoustic double glazing - Air Conditioning
- 8 Year NHBC Guarantee - 125 Year Lease
- Low Service Charges - No Ground Rent
- Close to Wimbledon High Street (0.5 Miles)
- Fitted Appliances - Engineered Wood Floors
- No Onward Chain
- Gorgeous Kitchen with Quartz Worktops
- Stylish Bathroom
- EPC - TBC 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	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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