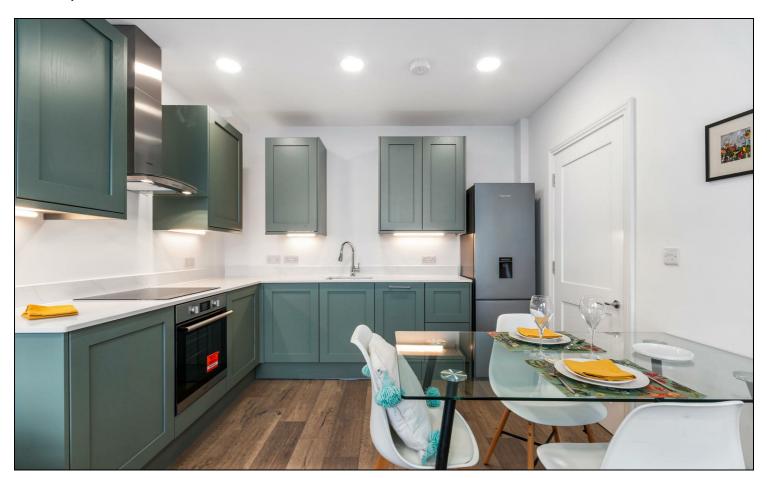
Ellisons

RAYNES PARK

9 Station Buildings, Coombe Lane Raynes Park, London SW20 8NE T 020 8944 9595 F 020 8944 6556 E raynespark@ellisons.uk.com www.ellisons.uk.com

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.



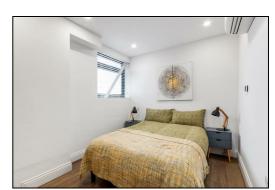
ELM GROVE, SW19

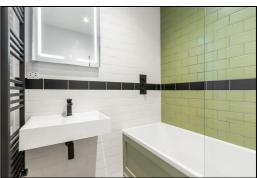
i Xangle Property Marketing Ltd. Info@pikangle.com Tei: 0208 870 211

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i Mallor glan has been prepared for the purpose of Bustalian entry in accordance with the latest RCS code of measuring practice and not to scale. All measurements and areas are oppraximate and what every effort has been made to ensure the accuracy of the pla

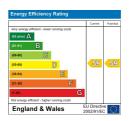
- 430 sqft One Double Bedroom Apartment
- · Acoustic double glazing Air Conditioning
- 8 Year NHBC Guarantee 125 Year Lease
- · Low Service Charges No Ground Rent
- Close to Wimbledon High Street (0.5 Miles)
- · Fitted Appliances Engineered Wood Floors
- · No Onward Chain
- Gorgeous Kitchen with Quartz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











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