

## Elm Grove Wimbledon, SW19 4BW

**£650,000 Leasehold - Share of Freehold**



**This superb 949 sqft TWO DOUBLE BEDROOM Mews House has an allocated parking space and 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 with door onto a small courtyard. On the first floor there is a stylish bathroom and a superb double bedroom with built in wardrobes. Acoustic double glazing throughout, engineered wood floors, air conditioning. An excellent first/second time purchase or downsize move. - Offered with NO ONWARD CHAIN.**

### Cree Studios

Approximate Gross Internal Area = 949 sq ft / 88.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



- 949 sqft Two Double Bedroom Modern Mews House
- Parking Space
- Spacious open Plan Kitchen/Dining/Reception Room
- Small Courtyard
- Modern Kitchen and Bathroom
- Close to Wimbledon High Street and Station
- Close to Raynes Park Station and High Street
- No Onward Chain
- EPC -
- Council Tax Band -

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	79	79
EU Directive 2002/91/EC		

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