

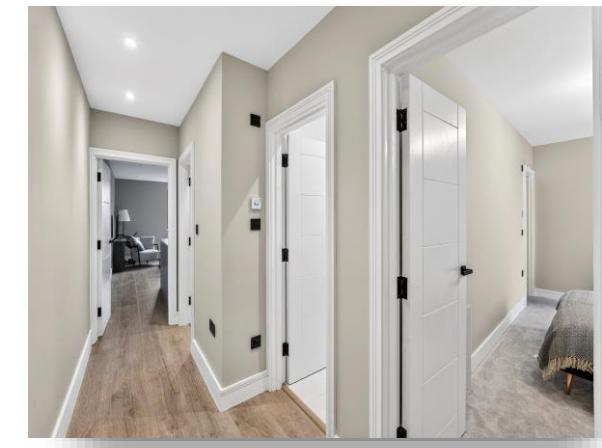


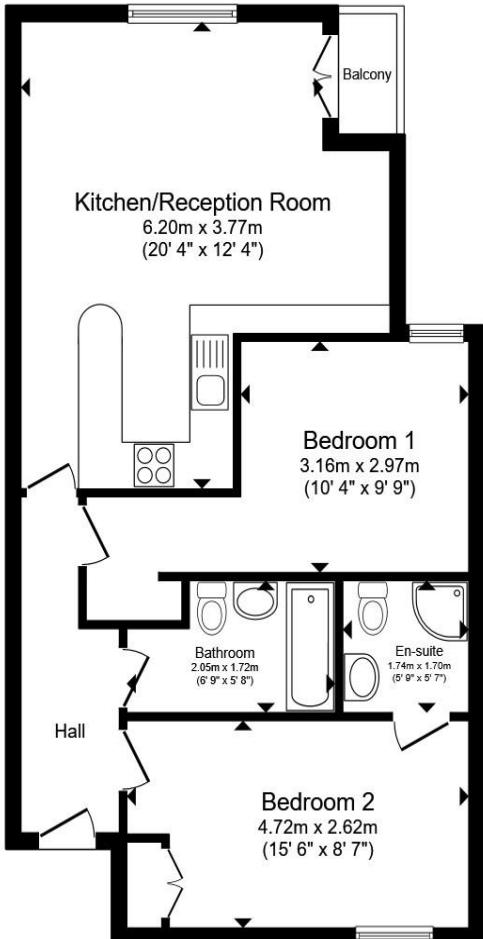
**Foundry House, Elm Grove, London SW19 4HE**

**welcome to**

## **Foundry House, Elm Grove, London**

Stylish brand new two-bedroom apartment in SW19 ready to move into.





**Total floor area 64.2 m<sup>2</sup> (691 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



An exceptional opportunity to secure a brand new two-bedroom apartment within a contemporary development of just 19 private residences that all benefit from having outside space and are ideally located in the highly sought-after SW19 postcode. With just 8 apartments remaining, these stylish homes are in demand!

Designed with modern living in mind, this second floor apartment offers well-proportioned accommodation, finished to a high standard throughout. The layout maximises natural light and space, creating bright and welcoming interiors that are both practical and elegant. Open-plan living and dining areas form the heart of each home, complemented by sleek, modern kitchens fitted with quality appliances and clean-lined cabinetry - ideal for both everyday living and entertaining.

Both bedrooms are generously sized, offering flexibility for professionals, couples, young families, or those requiring a dedicated home office. Contemporary bathrooms are finished with stylish sanitaryware and premium fittings, providing a calm and refined space to unwind.

Set within a well-connected and desirable part of SW19, the development benefits from excellent transport links, local shops, cafés, green open spaces and amenities close by, making it perfectly suited to modern London lifestyles. Whether you are a first-time buyer, downsizer or investor, these apartments represent a compelling blend of quality, location and long-term appeal.



welcome to

## Foundry House, Elm Grove, London

- Eco-Conscious Build
- Stunning Open-Plan Living Room and Kitchen
- Two Bedrooms / Two Bathrooms
- Private Balcony
- Share of Freehold

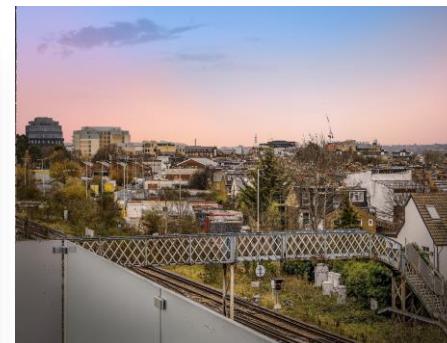
Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 1423.00

Ground Rent: £0

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £575,000



view this property online [barnardmarcus.co.uk/Property/EAR105259](http://barnardmarcus.co.uk/Property/EAR105259)



Property Ref:  
EAR105259 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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