

## Elm Grove Wimbledon, SW19 4FW

£3,000 Per Month



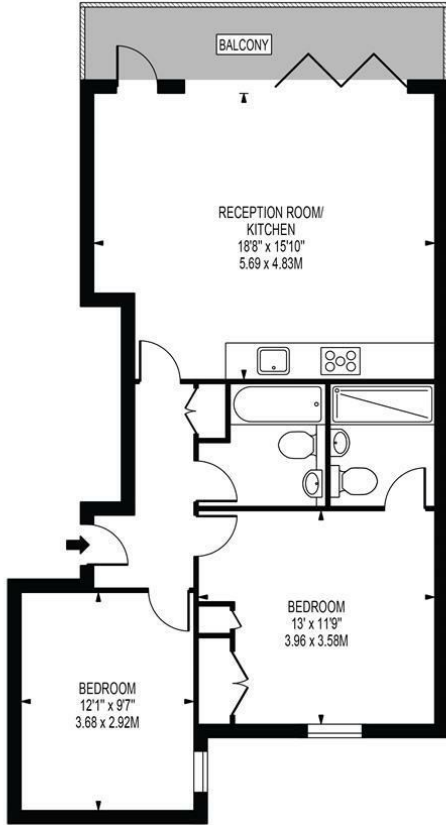
### NEW BUILD THIRD FLOOR PENTHOUSE APARTMENT

This beautifully designed modern apartment comprises two very good size bedrooms, two bathrooms (one en-suite) and a generously sized open plan kitchen / lounge with bi folding doors that leads to your own private balcony. Foundry House is off Elm Grove and is walking distance towards Central Wimbledon which offers an array of amenities such as shops and restaurants. Further benefits include excellent transport links (Trains, Trams, Tube and buses) for easy access in and out of London.

Unfortunately there is no parking and you cannot get a parking permit for this apartment.  
EPC A, Council Tax Band TBC

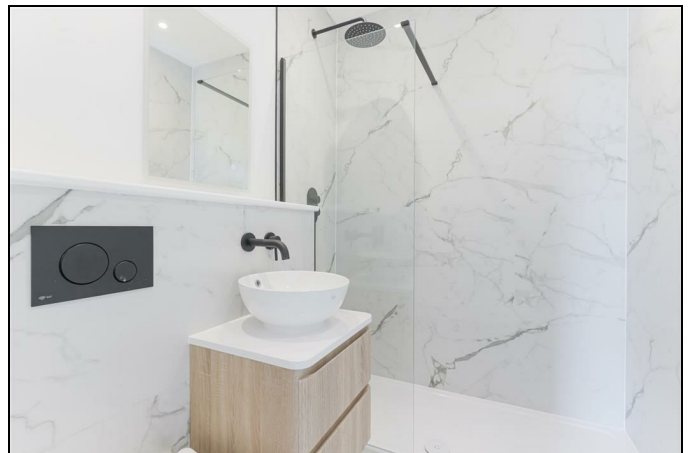
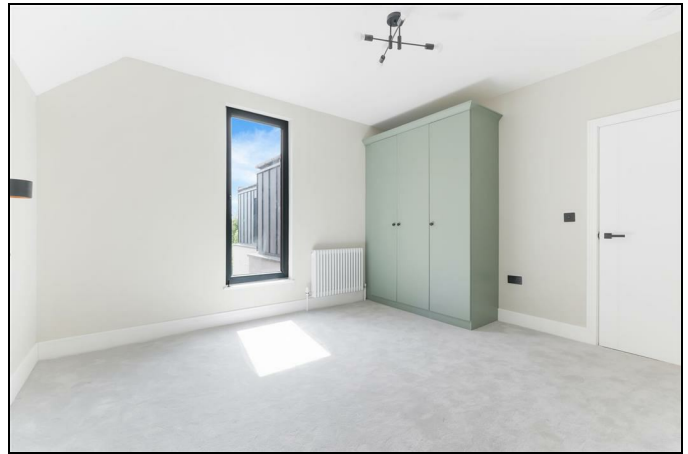
**FOUNDRY HOUSE,  
ELM GROVE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 698 SQ FT - 64.85 SQ M



THIRD FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Third Floor Penthouse
- Two Bedrooms
- Two Bathrooms
- No Parking / Permit Allowed
- No Admin Fees
- Five Weeks Deposit
- One Months Rent
- Holding Deposit Required
- EPC A
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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of successful Sales and  
Lettings in Merton**

