Ellisons

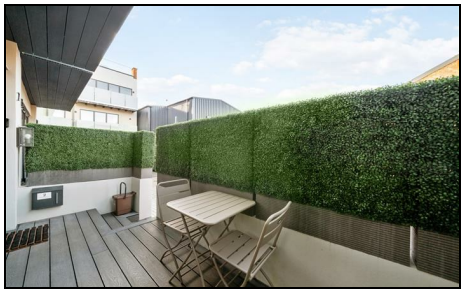
Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

Elm Grove
Wimbledon, SW19 4FW

£400,000 Leasehold









In excellent condition throughout, a ground floor one double bedroom luxury modern apartment with its own entrance and private courtyard garden. Enviably located inside a boutique, newly built development on a quiet cul-de-sac in Elm Grove, Wimbledon - a short walk to Wimbledon Town Centre and Mainline Train Station.

Comprising a bright and airy open-plan kitchen/reception with high-specification Bosch integrated appliances and breakfast bar, a well-appointed double bedroom with built-in wardrobes and an opulent family bathroom with underfloor heating. Further selling points include bi-fold doors opening out onto a private courtyard garden with decking and privacy screening.

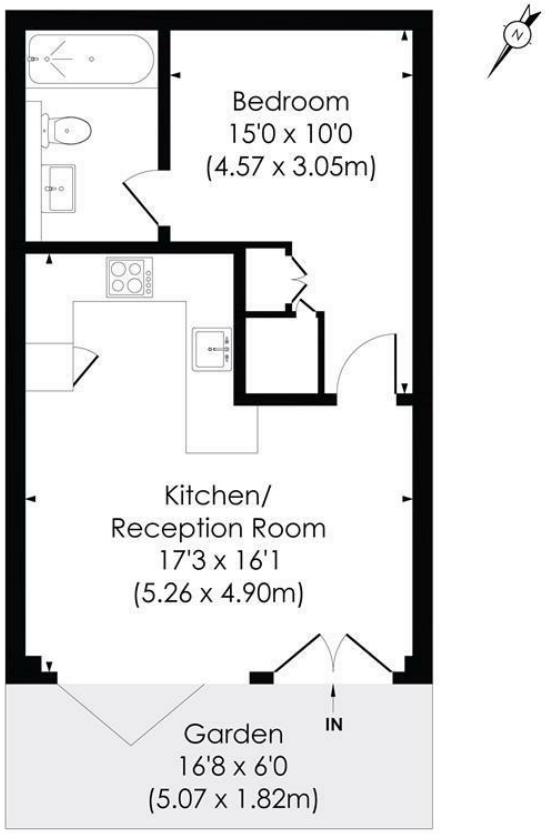
Positioned a short walk to multiple transport links (0.6 miles to Wimbledon Train and District Line) and in close proximity to Wimbledon Village, with the numerous bars, shops, restaurants and amenities that SW19 has to offer close by.

The property is being sold with a New Build Guarantee (9 years remaining), a healthy lease of 998 years remaining, minimal annual service charges, no ground rent and sold to the market with no onward chain. Once all flats in the development have sold, each individual leaseholder will receive a Share of the Freehold. This is a fantastic first time purchase, buy to let investment or pied-a-terre.

ELM GROVE, SW19

Approx. Gross Internal Floor Area

419 Sq. ft/38.91 Sq. m



GROUND FLOOR

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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.



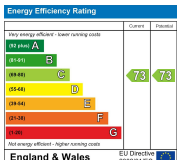












- Ground Floor Luxury Apartment
- One Double Bedroom
- In Excellent Condition
- Private Entry
- Private Courtyard Garden
- Close to Wimbledon Town Centre and Mainline Station
- No Onward Chain
- Leasehold - 998 Years Remaining
- Annual Service Charges - £662.48, No Ground Rent
- EPC Rating - C, Merton Council Tax Band - C

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494

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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.

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019