

## Elm Grove Wimbledon, SW19 4HE

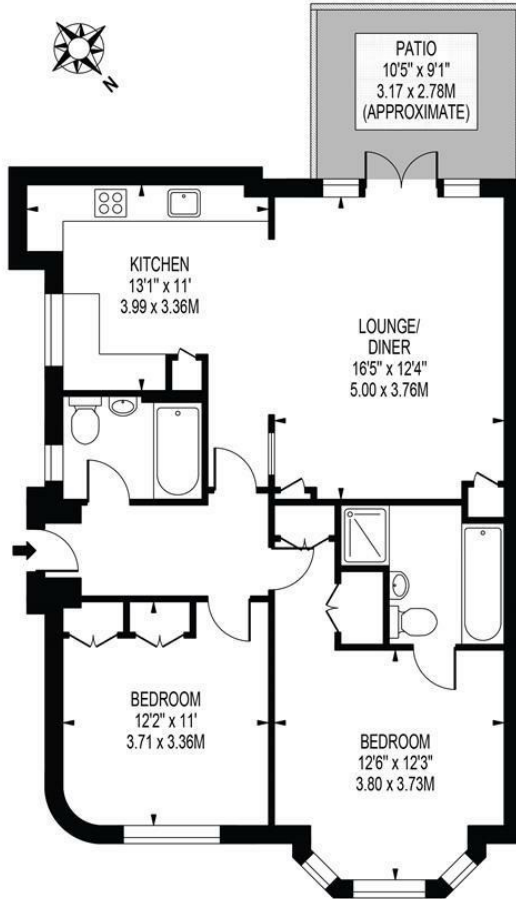
£650,000 Leasehold



A stunning newly refurbished two double bedroom Victorian conversion flat with a private entrance and outside space, enviably located in a quiet cul-de-sac off Worple Road and walking distance to Wimbledon Station and Town Centre. Newly renovated to a high specification throughout Offering over 800 sq ft of well-appointed living space, the property comprises two generous double bedrooms (one with en-suite), a bright and airy reception room, fitted kitchen and a modern bathroom suite. The property offers easy access to the excellent transport links, shopping, dining and leisure facilities of both Wimbledon and Raynes Park. Wimbledon Chase station is also within close proximity, making this an ideal home for commuters and professionals alike. Further benefits include a long lease, ample storage space, and on-street residential parking.

## ELM GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 855 SQ FT - 79.45 SQ M

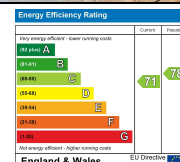
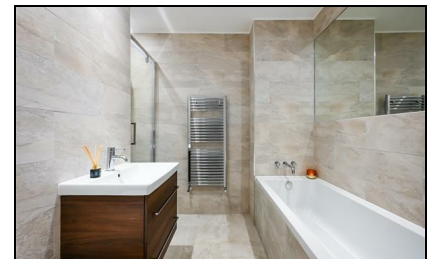


LOWER GROUND FLOOR

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.

- Renovated Victorian Conversion Flat
- Two Double Bedrooms
- Stunning Open Plan Kitchen/Diner
- Spacious Reception Room
- Two Bathrooms
- Private Outdoor Terrace
- Walking Distance to Wimbledon Town Centre
- Leasehold - 979 Years Remaining
- Service Charge - £1,237.53 per annum
- Council Tax Band D - EPC Rating C



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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.

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