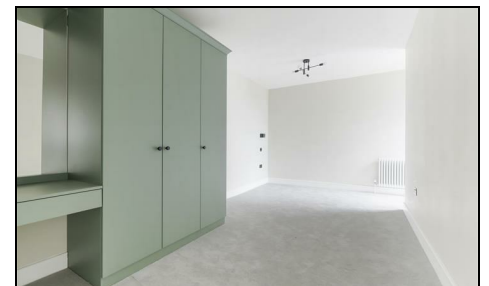


Elm Grove Wimbledon, SW19 4FW

£2,650 Per Month



NEW BUILD THIRD FLOOR PENTHOUSE APARTMENT

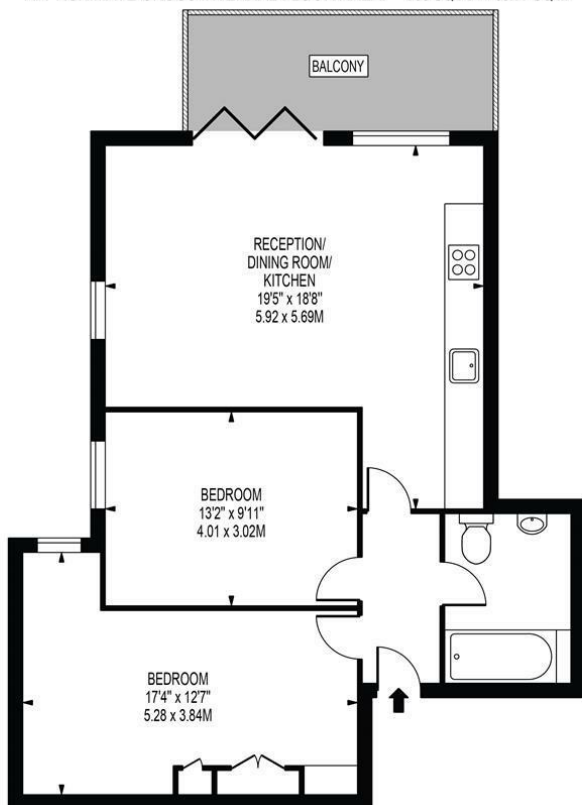
This beautifully designed modern apartment comprises two very good size bedrooms, three piece bathroom shower and a generously sized open plan kitchen / lounge with bi folding doors that leads to your own private balcony. Foundry House is off Elm Grove and is walking distance towards Central Wimbledon 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

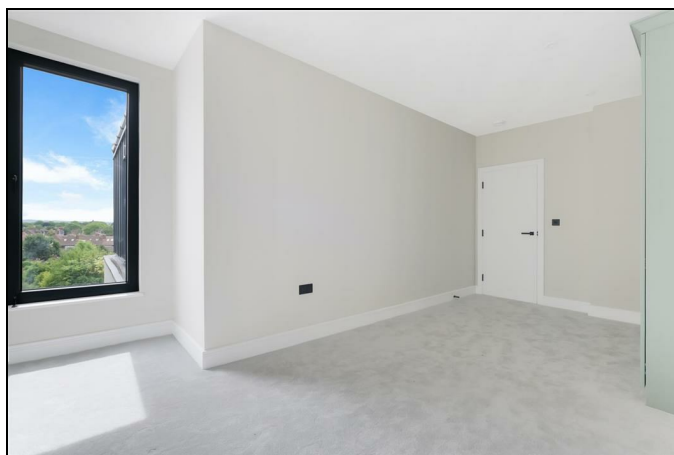
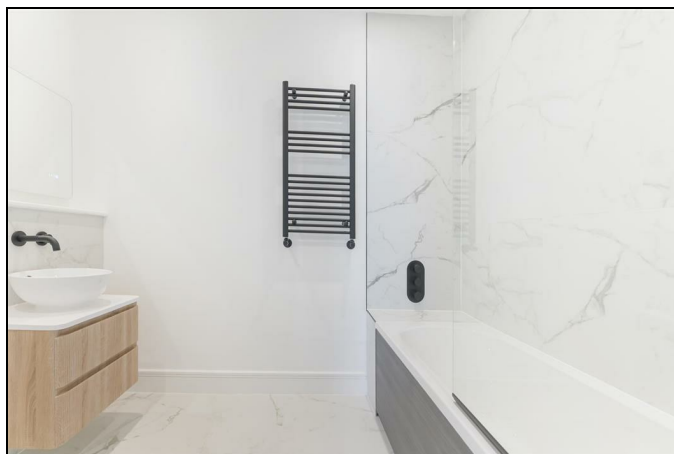
FOUNDRY HOUSE, ELM GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 708 SQ FT - 65.77 SQ M



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
- Two Bedrooms
- Lift Access
- NO PARKING / PERMIT ALLOWED
- First Months Rent
- Five Weeks Deposit
- Holding Deposit Required
- No Admin Fees
- 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.

**Celebrating 30 years
of successful Sales and
Lettings in Merton**

