

Elm Grove London, SW19 4FW

£2,600 Per Month



NEW BUILD APARTMENT

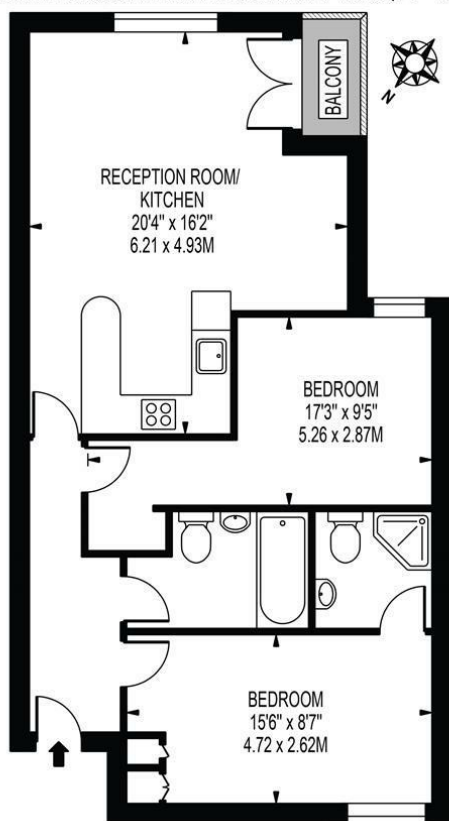
This beautifully designed modern apartment comprises two very good size bedrooms, two bathrooms (one en-suite) and a generously sized open plan kitchen / lounge that leads to your own private balcony. Foundry House is off Elm Grove and is walking distance towards Central Wimbledon which offers an array 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 D

FOUNDRY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 694 SQ FT - 64.51 SQ M

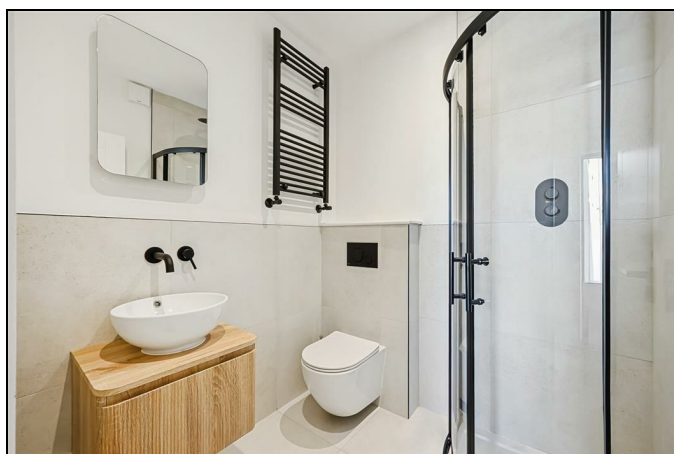
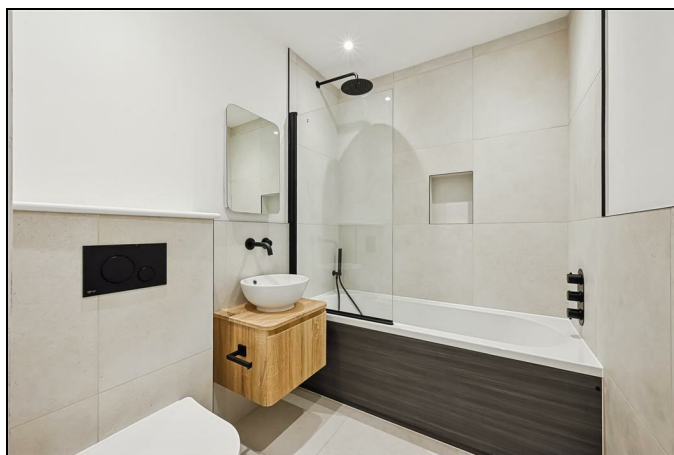


FIRST FLOOR

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.

- New Build First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Private Balcony
- No Parking / Permit Allowed
- Holding Deposit Required
- Five Weeks Deposit
- No Admin Fees
- Council Tax Band D
- EPC A



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**

