

## Elm Grove Wimbledon, SW19 4HE

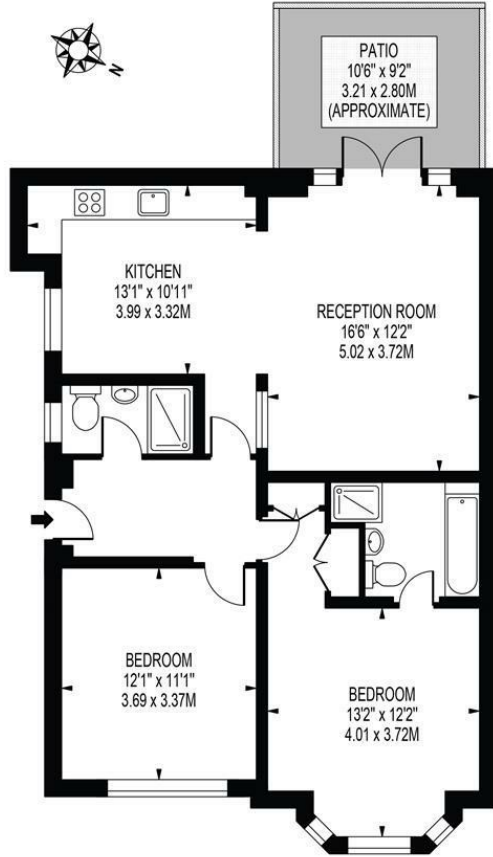
£600,000 Leasehold



A two double bedroom, two bathroom Victorian conversion flat with private outdoor space and no onward chain, enviably located in a quiet cul-de-sac off Worple Road and walking distance to Wimbledon Station and Town Centre. Situated on the lower ground floor of this imposing semi-detached building, with a private entrance and a long lease. Boasting two large double bedrooms (one with en-suite), a further family bathroom, with an open-plan kitchen/reception to the rear and doors opening out to a south-west facing terrace. Within easy reach of both Wimbledon Mainline Train and District Line transport links, as well as the numerous restaurants, shops and bars that Wimbledon Broadway has to offer. **PLEASE NOTE:** This property must remain on the market until exchange of contracts, and all services/appliances have not and will not be tested.

## ELM GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 850 SQ FT - 78.98 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.



- Victorian Conversion Flat
- Two Double Bedrooms
- Two Bathrooms
- Private Outdoor Terrace
- Walking Distance to Wimbledon Town Centre
- No Onward Chain
- Leasehold - 979 Years Remaining
- Annual Service Charges and Ground Rent - TBC
- EPC Rating C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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