



Top Floor Flat, 155 Elm Walk, London SW20 9EF

**Offers Over: £475,000**

*Leasehold*







## Top Floor Flat, 155 Elm Walk, London SW20 9EF

### Offers Over: £475,000

Location, Location, Location.....located within this extremely popular residential road within close proximity to both South Merton train and Morden Tube stations as well as the vast recreational open spaces of Cannon Hill Common, Cannon Hill Lake and Joseph Hood recreation ground supplying a unique blend of convenience with peace and tranquility. In addition, further transport links are available in nearby Raynes Park town centre as well as sought after schools, including Rutlish School and St John Fisher Primary School, and the David Lloyd Club are also conveniently accessible. Step inside to discover a thoughtfully designed interior, featuring contemporary finishes and spacious rooms. The property consists of a large open plan reception/eat-in kitchen, three double bedrooms, contemporary bathroom and significant storage space. This impressive property also boasts private off-street parking. This delightful property really must be viewed to be fully appreciated.

There are currently 108 years remaining on the lease, Council Tax Band D and EPC Rating C.



### **Communal Entrance**

With stain glass window to the front elevation, decorative ceramic tile flooring, door leading to entrance and stairs leading to:

### **1st Floor Landing**

With entryphone, wall mounted unit housing fuse board, doors leading to bedrooms and bathroom, stairs leading to:

### **Reception/Kitchen**

With UPVC double glazed windows to the rear elevation, double glazed Velux window to the front elevation, a range of fitted wall and base level units. double sink with drainer and accompanying mixer tap, fitted gas hob, fitted electric oven, fitted cooker hood, part tiled walls, space for fridge/freezer, space for dishwasher and space for washing machine, radiator, power points, storage cupboards housing combination boiler, inset spotlights and laminate wood flooring.







### **Master Bedroom**

With UPVC double glazed window set within bay to the front elevation, fitted wardrobes and mirrored vanity unit, inset spotlights, radiator, power points, picture rail.

### **Bedroom Two**

With UPVC double glazed window to the rear elevation, fitted wardrobes with mirrored sliding doors, radiator, power points, picture rail



### **Bedroom Three**

With UPVC double glazed window to the front elevation, fitted wardrobed with mirrored sliding doors, radiator, power points, picture rail.





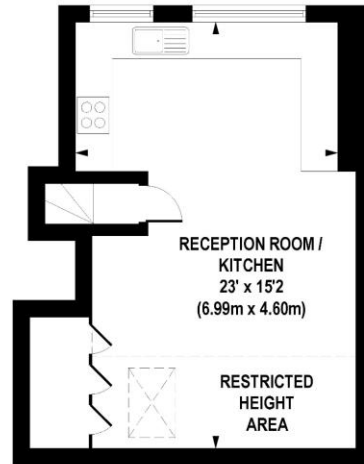
### **Bathroom**

With UPVC double glazed window set in bay to the rear elevation, suite comprising panel enclosed bath, shower enclosure with thermostatic shower over head, low level WC, wash hand basin set within vanity unit with accompanying mixer tap, radiator, airing cupboard, inset spotlights, fully tiled walls and ceramic tile flooring.

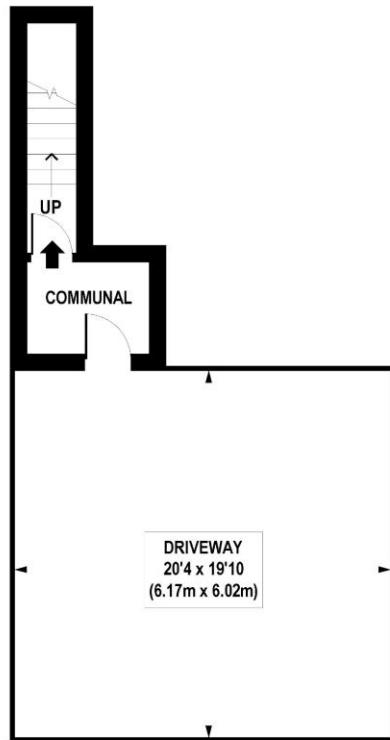


- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

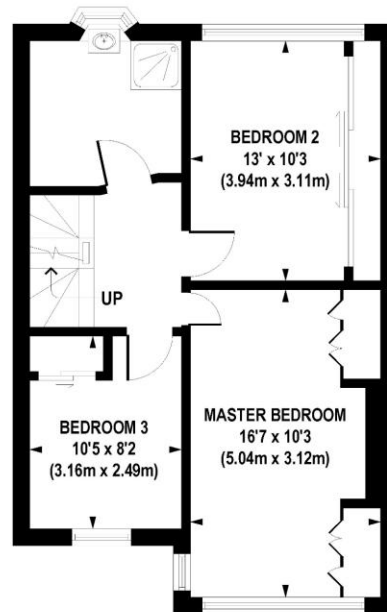
**Your View...**



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 362 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 33 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 536 SQ FT

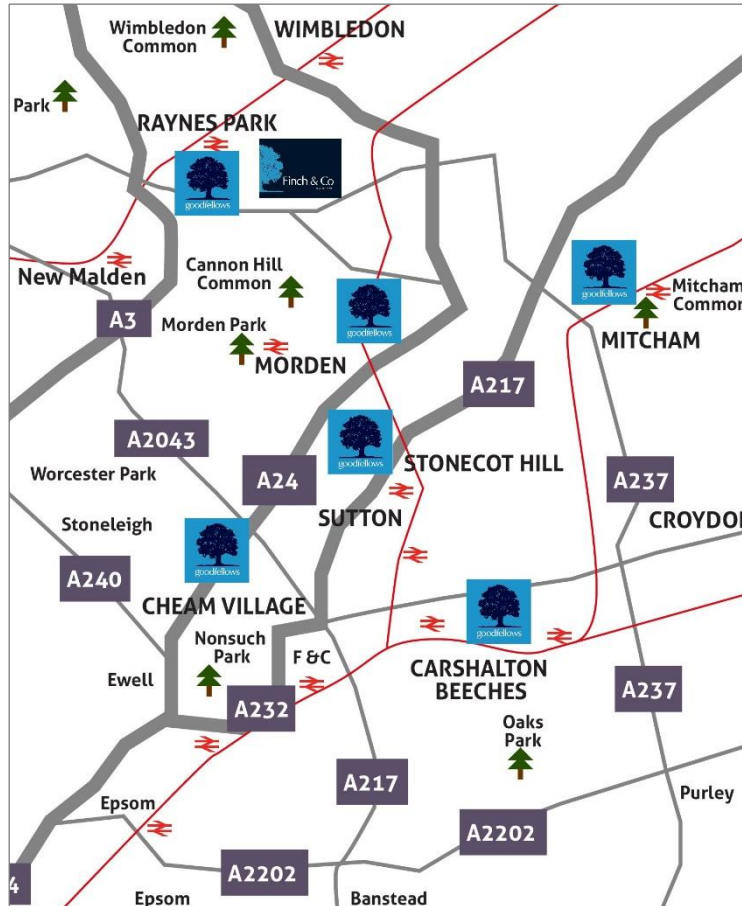
APPROX. GROSS INTERNAL FLOOR AREA 931 sq. ft / 86.48 sq. m (Including Restricted Height Area)  
APPROX. GROSS INTERNAL FLOOR AREA 837 sq. ft / 77.79 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING



# Goodfellows Branch Network



## Local Authority

## Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

## All Measurements

All Measurements are Approximate

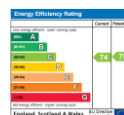
## Goodfellows - Morden

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For full EPC please contact the branch