



# Elm Park Road, London, SW3

£1,650,000 Leasehold

2 bedroom flat for sale

## Description

This newly constructed, two double bedroom garden apartment has been the subject of a total renovation programme to exacting standards which include a new rear extension kitchen off the living room, with feature bi-fold double glazed metal doors opening out onto a 30+ foot south facing landscaped garden.

This “Back to Brick renovation” includes two double bedrooms, an en-suite shower room and separate bathroom which include vola appliances, water under floor zoned heating throughout, bespoke joinery, Poggenpohl kitchen with Miele, Fisher Paykel and Quooker appliances. American walnut flooring and marble flooring throughout, all new wooden windows, high gloss doors, polished plaster finish, gas feature fireplace, remote controlled blinds, burglar alarm, excellent storage, own front door, newly plumbed and wired throughout.

\*30ft Double Reception room \* Poggenpohl bespoke kitchen \*  
Master bedroom with En-suite shower room \* Second double  
bedroom \* Bathroom \* Fitted cupboards \* Underfloor heating \*  
American Walnut wooden floors \* Rewired and Replumbed \* New  
Double glazed Windows throughout \* Landscaped south facing  
garden with patio area\*



MILTON  
STONE

Tenure: Leasehold(125 years)

Ground Rent: £200 per year

**Tenure**

Leasehold (125 years)

# Elm Park Road, SW3



Approx. Gross Internal Area  
978 Sq Ft - 90.86 Sq M  
Plant Room Area  
25 Sq Ft - 2.32 Sq M  
Total Internal Area  
1003 Sq Ft - 93.18 Sq M

Key :  
CH - Ceiling Height



Garden Level





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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