

50 ELM PARK GARDENS, LONDON, SW10 9PA  
£2,900 PER MONTH  
COUNCIL TAX BAND: D

TRISPENS



ALL BILLS INCLUDED! THIS DELIGHTFUL APARTMENT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. SPANNING AN EFFICIENT 334 SQUARE FEET, THE PROPERTY FEATURES A WELL-APPOINTED RECEPTION ROOM THAT SERVES AS AN INVITING SPACE FOR RELAXATION OR ENTERTAINING GUESTS.

THE APARTMENT INCLUDES A MODERN BATHROOM, DESIGNED WITH FUNCTIONALITY IN MIND, ENSURING THAT YOUR DAILY ROUTINES ARE BOTH COMFORTABLE AND EFFICIENT. THE LOCATION ITSELF IS A SIGNIFICANT HIGHLIGHT, PROVIDING EASY ACCESS TO LOCAL AMENITIES, TRANSPORT LINKS, AND THE VIBRANT CULTURE THAT LONDON HAS TO OFFER.

THIS PROPERTY IS IDEAL FOR INDIVIDUALS OR COUPLES SEEKING A STYLISH URBAN RETREAT IN ONE OF LONDON'S MOST DESIRABLE NEIGHBOURHOODS. WITH ITS COMPACT YET FUNCTIONAL LAYOUT, THIS APARTMENT PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO EMBRACE CITY LIVING WITHOUT COMPROMISING ON QUALITY.

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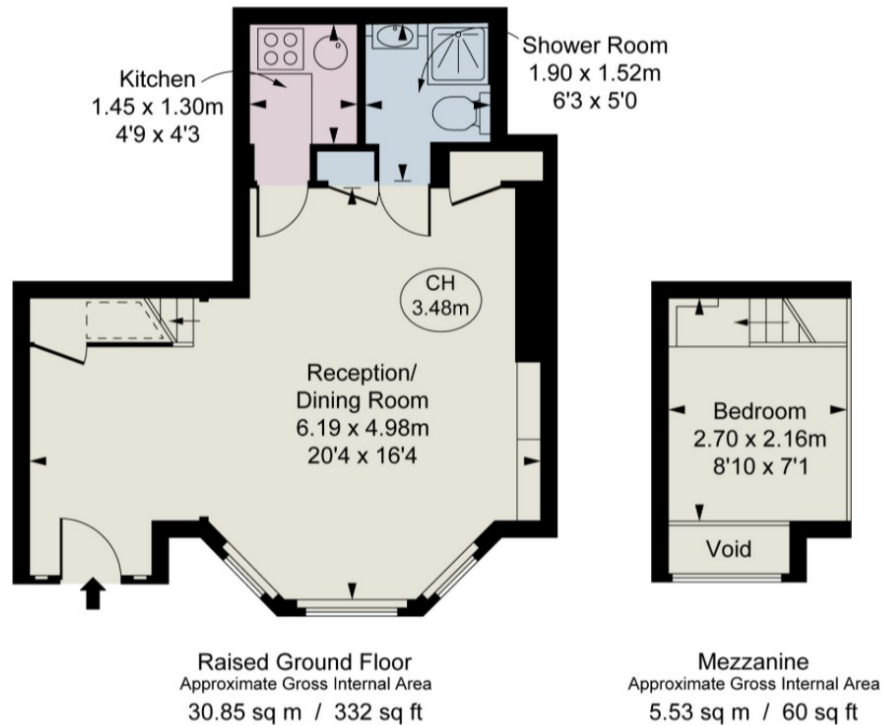
## Elm Park Gardens, SW10

Approximate Gross Internal Area  
36.39 sq m / 392 sq ft

( Including restricted height  
under 1.5m (-----) )

( Excluding Void )

( CH = Ceiling Height )



This plan is not to scale. It is for guidance and not for valuation purposes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	