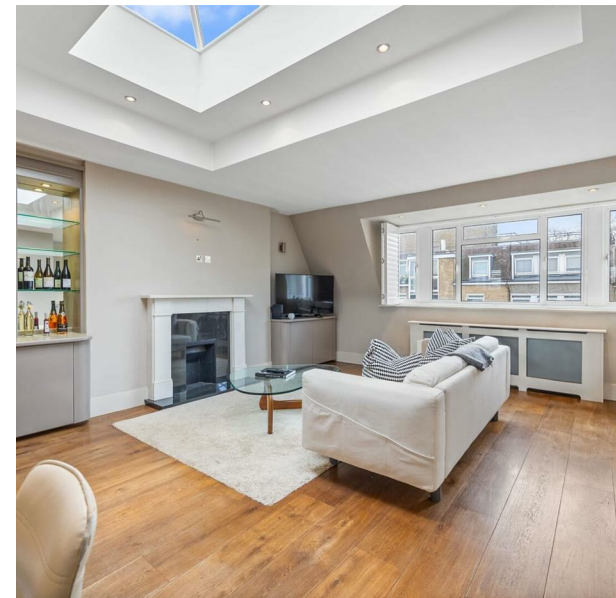


FLAT 9, 80 ELM PARK GARDENS, LONDON, SW10 9PD
£4,750 PER MONTH
COUNCIL TAX BAND: G

TRISPENS



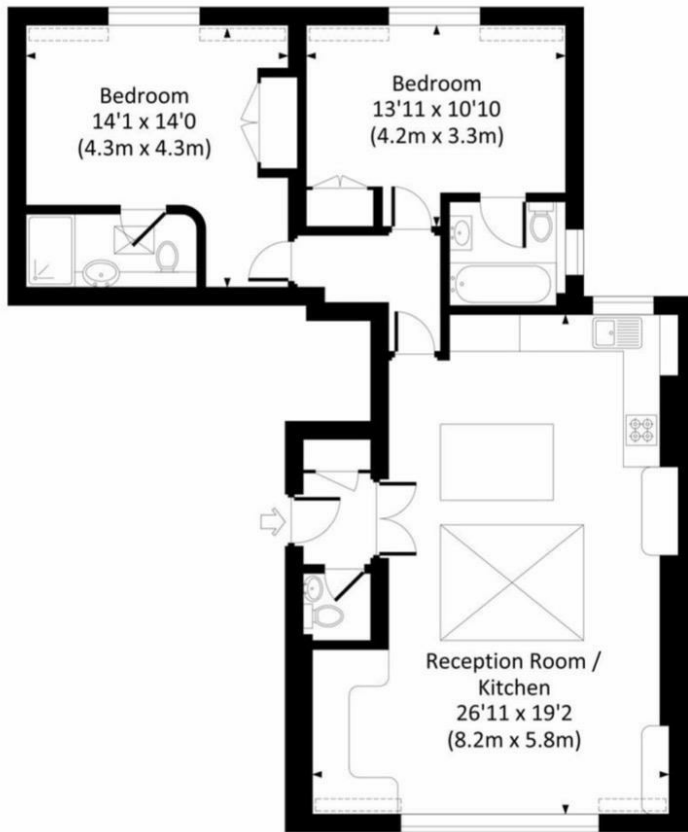
ON ELM PARK GARDENS, CHELSEA, THIS DELIGHTFUL FLAT OFFERS A PERFECT BLEND OF COMFORT AND STYLE. SPANNING AN IMPRESSIVE 936 SQUARE FEET, THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS, MAKING IT AN IDEAL CHOICE FOR COUPLES, SMALL FAMILIES, OR PROFESSIONALS SEEKING A SERENE LIVING SPACE.

UPON ENTERING, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM THAT SERVES AS THE HEART OF THE HOME. THIS INVITING AREA IS PERFECT FOR ENTERTAINING GUESTS OR SIMPLY RELAXING AFTER A LONG DAY. THE FLAT BOASTS TWO MODERN BATHROOMS, ENSURING CONVENIENCE AND PRIVACY FOR ALL RESIDENTS.

THE LOCATION OF ELM PARK GARDENS IS PARTICULARLY APPEALING, PROVIDING EASY ACCESS TO LOCAL AMENITIES, PARKS, AND EXCELLENT TRANSPORT LINKS. RESIDENTS CAN ENJOY THE VIBRANT ATMOSPHERE OF LONDON WHILE STILL HAVING A PEACEFUL RETREAT TO CALL HOME.

ELM PARK GARDENS, SW10

Approx. gross internal area
 916 Sq Ft. / 85.1 Sq M.
 940 Sq Ft. / 87.3 Sq M. Including Reduced Headroom



FOURTH FLOOR

TIM LAWLER
 02035181625
 HELLO@TRISPENS.CO.UK

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	