

Elms Crescent

CLAPHAM, SW4

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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A spacious and attractive six-bedroom Victorian family home with off-street parking and a 52 ft garden located on the sought-after Elms Crescent in the Abbeville Village.

The well-balanced accommodation of 2617 Sq Ft is arranged over three floors, retaining a host of original features throughout and offers huge potential to extend (STPP).

The well-maintained front garden has an off-street parking space and the front door with beautiful stained glass leads into a grand and welcoming entrance hall. To the front is a bay-fronted reception room, to the middle a pleasant reception room with doors and steps into the garden, and to the rear a kitchen and utility room.

Arranged over the first floor are three double bedrooms with one leading to a conservatory/office, a bathroom suite and separate toilet. Arranged over the upper floors are three further bedrooms and eaves storage.

The generous 52 Ft rear garden is mainly laid to lawn with mature planted shrubs and borders, a pond and provides ample space for children to roam. The property has many storage areas internally and externally including a cellar, there is a ground floor toilet and shower and an external toilet.

Enjoying a prominent position located at the quiet end of Elms Crescent and within easy access of Clapham Common underground station, the green open spaces at Clapham Common and the many shops, cafes and restaurants on the Abbeville Road.

















Guide Price: £2,000,000 to £2,200,000
Subject to Contract

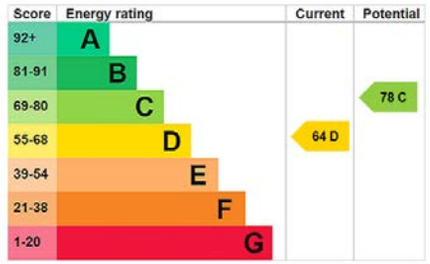
Local Authority: Lambeth Council

Council Tax Band: G

Tenure: Freehold

Reference: CPH260083

Approximate Gross Internal Area:
243.2 sq. m. / 2617 sq. ft.



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Approximate Area = 229.8 sq m / 2473 sq ft
Cellar = 8.3 sq m / 89 sq ft
External WC / External Eaves Storage= 5.1 sq m / 55 sq ft
Total = 243.2 sq m / 2617 sq ft (Excluding Bin Store / Store & Shed)
Including Limited Use Area (12.8 sq m / 138 sq ft) & Void



Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

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