

Elms Crescent

CLAPHAM, SW4

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Elms Crescent

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An extended and character-filled five-bedroom, three-bathroom family home boasting a 35ft south-east facing garden located in the heart of the Abbeville village.

The ground floor compromises of a large bay-fronted double reception room with original period features including fireplaces and cornicing. Towards the back is a downstairs WC, a basement and the generous open-plan kitchen/breakfast room which has been extended into the side return, featuring a kitchen and island, ample space to dine and doors into the garden. The south-east facing garden of 35 ft is mainly laid to lawn with mature shrubs, plants and borders and has a paved area ideal for dining outside in the warmer months. On the first floor there are three double bedrooms, including the principal bedroom, along with a bathroom. The upper floors hosts a fourth double bedroom, a family bathroom and the loft bedroom with an en-suite and large eaves.

Elms Crescent is a popular residential road within moment of the shops, cafes and restaurants on the Abbeville Road. The green open spaces of Clapham Common and the far-reaching transport links from Clapham South underground are within a short walk.

















Guide Price: £1,850,000 - £1,900,000
Subject to Contract

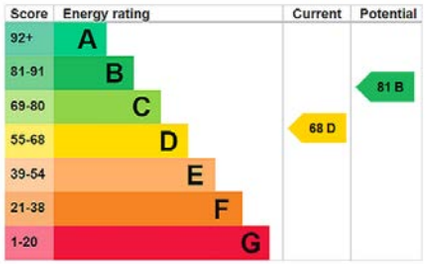
Local Authority: Lambeth Council

Council Tax Band: F

Tenure: Freehold

Reference: CPH250165

Approximate Gross Internal Area:
190.5 sq. m. / 2050 sq. ft.



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Approximate Area = 190.5 sq m / 2050 sq ft
Cellar = 11.5 sq m / 124 sq ft
External Cupboard = 0.9 sq m / 10 sq ft
Eaves = 7.5 sq m / 81 sq ft
Total = 210.4 sq m / 2265 sq ft
Including Limited Use Area (22.2 sq m / 239 sq ft)



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

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