

ELMS CRESCENT, ABBEVILLE VILLAGE, SW4
GUIDE PRICE: £1,500,000 - £1,650,000



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Guide Price: £1,500,000 – £1,650,000

4 BEDROOMS | 1 BATHROOM | 3 RECEPTION ROOMS | KITCHEN | FREEHOLD | 2,350 SQ FT | 218.32 SQ M

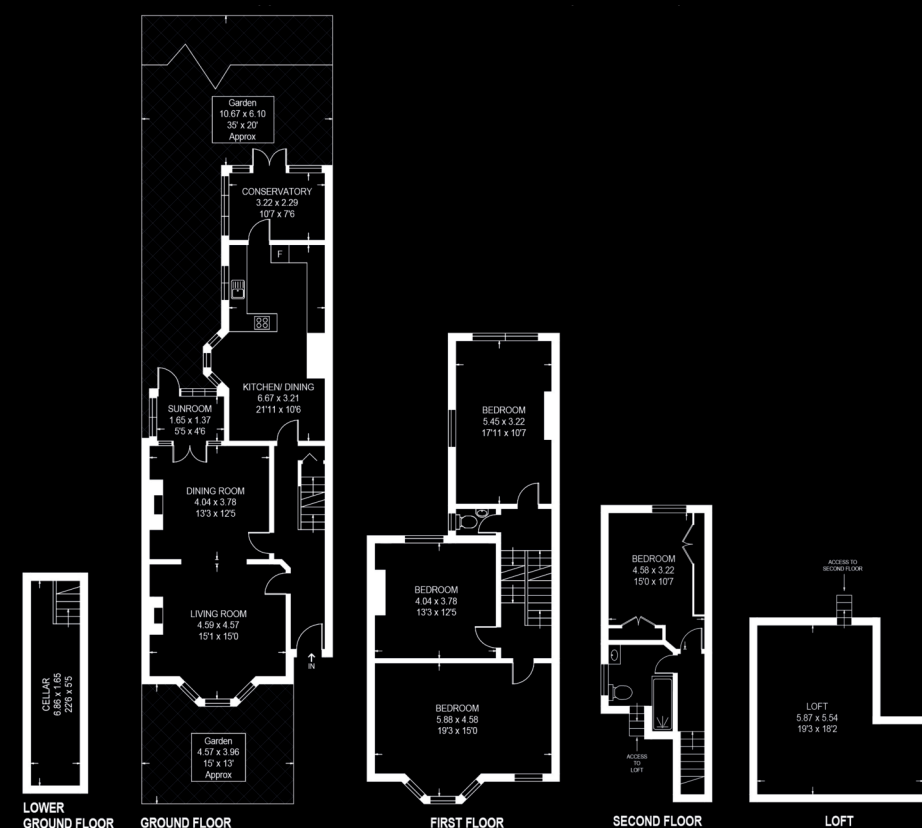
A significantly wider than average End of Terrace, Victorian family house built circa 1890, which offers the opportunity to be fully modernized and extended.

Retaining a wealth of original period features this property has been within the same family since 1952. The wider than average footprint is also complemented by a longer than average rear garden.

The bones of the house are superb and will appeal to discerning buyers looking for a blank canvas to finish a home to their own specification. Located in a fabulously convenient location close to the center of the Abbeville Village, it's also equidistant to both Clapham Common and Clapham South underground stations as well as the common itself.



Approximate Gross Internal Area = 218.32 sq m / 2350 sq ft



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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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