

ELMS CRESCENT, SW4
GUIDE PRICE: £2,000,000 - £2,200,000



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5 BEDROOMS | 3 BATHROOMS | 1 RECEPTION ROOM | KITCHEN | FREEHOLD | 2,116 SQ FT | 196.6 SQ M

A beautifully presented and fully extended Victorian family home of impressive proportions, offering approximately 2,116 Sq Ft (197 Sq. Mtrs), together with a charming south-east facing garden measuring circa 35'5" x 19'5" (10.80m x 5.92m).

Arranged over four floors, this elegant house has been skillfully remodelled to balance period character with contemporary family living. The ground floor opens with a generous bay-fronted double reception room with dividing doors and matching pair of period fireplaces. This in turn leads through to the full width kitchen/breakfast room with bespoke fitted units, premium quality appliances, a statement central island and glazed doors opening directly onto the garden, creating a wonderful sense of light and connection to the outdoors. A guest cloakroom/utility completes this level, while a substantial cellar provides useful storage.

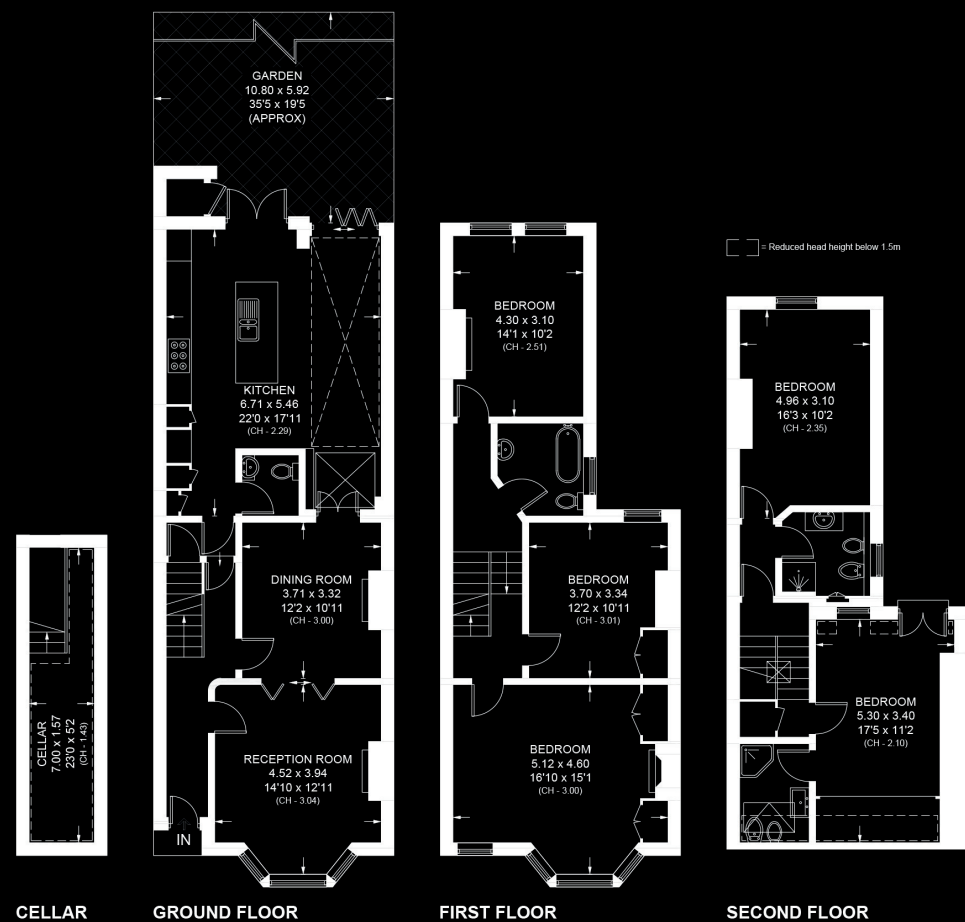
The first floor is arranged with three well-proportioned bedrooms and a family bathroom. The second floor offers two further double bedrooms, one enjoying a Juliet balcony and its own en-suite bathroom, together with a stylish additional shower room, making this an ideal principal suite or guest floor.

The rear garden, extending to just over 35 feet, enjoys a desirable south-easterly aspect and provides a peaceful setting for al fresco dining and family life.

Elms Crescent is a particularly sought-after residential street moments from the heart of Abbeville Village, with its excellent selection of independent cafés, restaurants and boutiques, as well as the open green spaces of Clapham Common. Clapham South and Clapham Common Underground stations are both within comfortable walking distance, and the area is well regarded for its choice of local nurseries and schools.



Approximate Gross Internal Area = 196.6 sq m / 2116 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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