

Elms Crescent, SW4
Guide Price: £2,250,000 - £2,500,000



WILFORDS
LONDON



Elms Crescent, SW4

£2,250,000 - £2,500,000

2231 sq ft / 207.3 sq m

4 Bedrooms

4 Bathrooms

2 Reception Rooms

Kitchen

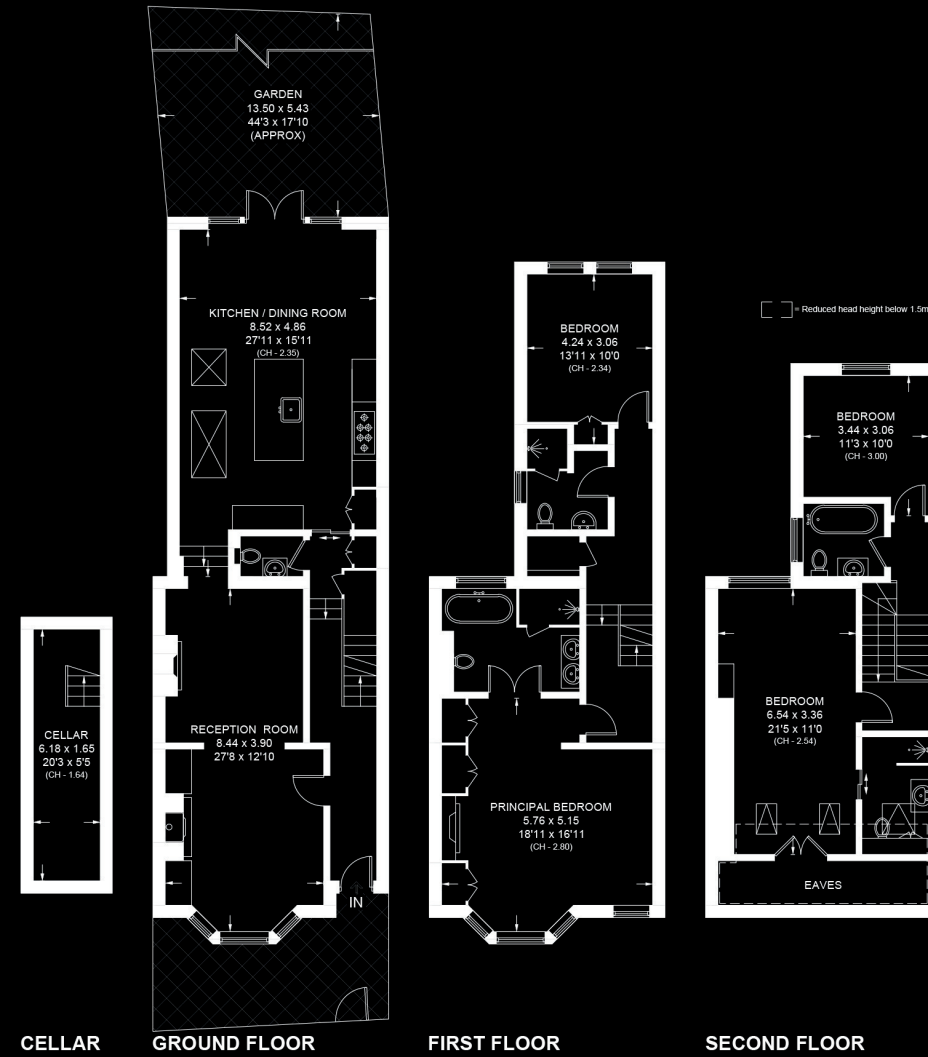
Freehold

A beautifully presented Victorian family home set on one of Abbeville Village's most sought after streets, offering elegant period character, generous proportions and a superbly extended living space arranged over three floors. This handsome terraced house extends to an impressive 2,341 sq ft, and has been thoughtfully designed to balance classic Victorian features with modern family living.

Elms Crescent occupies an enviable position in the heart of Abbeville Village, renowned for its village like atmosphere, vibrant cafés, independent boutiques and much loved restaurants. Clapham Common's open green spaces are moments away, while transport is exceptionally convenient with nearby Underground stations at Clapham South and Clapham Common.



Approximate Area = 207.3 sq m / 2231 sq ft
 Cellar = 10.2 sq m / 110 sq ft
 Total = 217.5 sq m / 2341 sq ft
 Including Limited Use Area (10.0 sq m / 108 sq ft) and Eaves



ELMS CRESCENT, SW4

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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