

Elms Road, SW4  
Guide Price: £2,500,000 - £2,850,000



WILFORDS  
LONDON



## Elms Road, SW4

£2,500,000 - £2,850,000

2,965 sq ft / 275 sq m

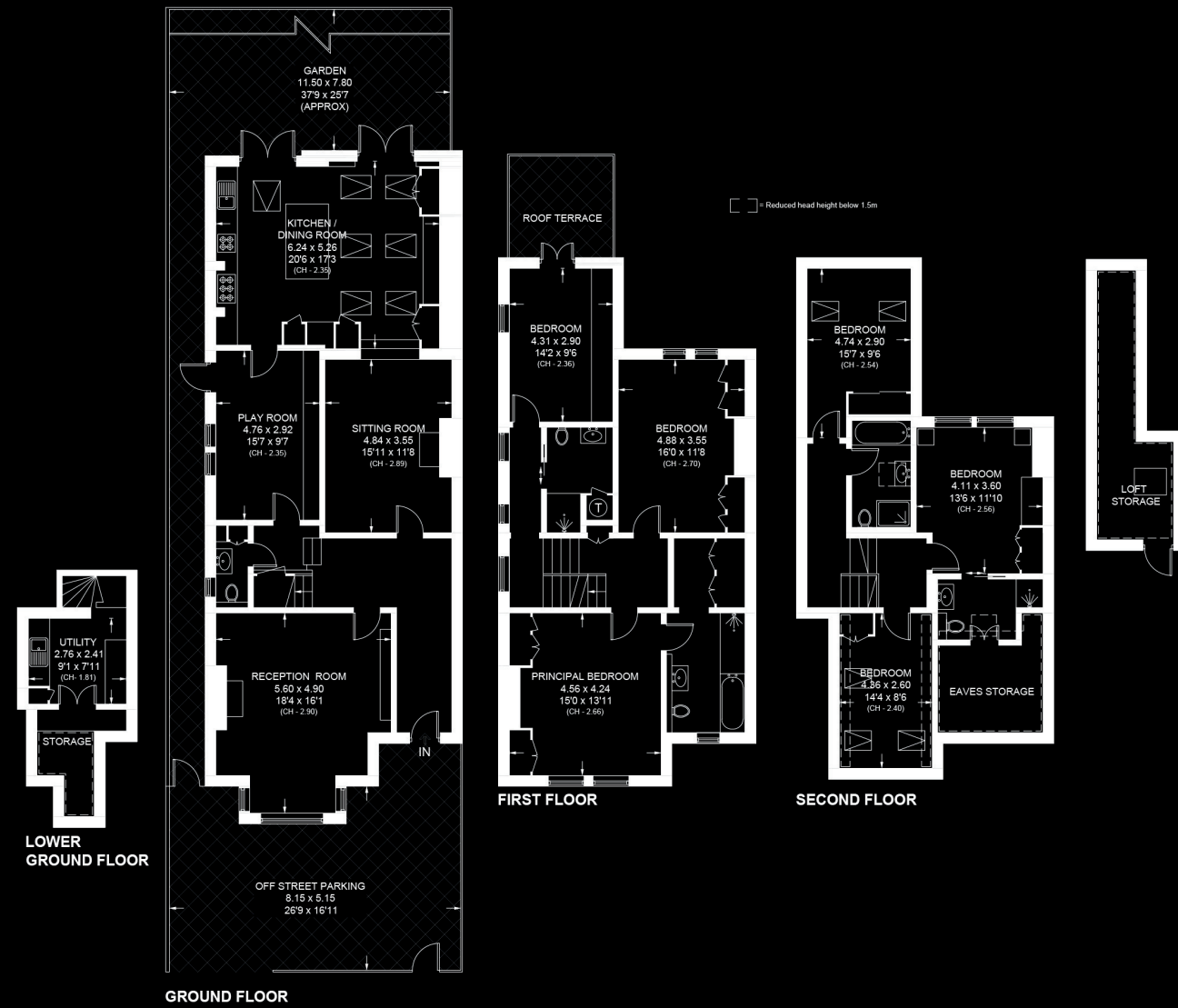
6 Bedrooms  
4 Bathrooms  
3 Reception Rooms  
Kitchen  
Freehold

An elegant six bedroom family house arranged over four floors, offering versatile and spacious accommodation, amounting to nearly 3,000 Sq. Ft. The house is well maintained throughout, with excellent natural light and a layout that supports both family life and more formal entertaining. The rear garden extends from the kitchen, with a patio for dining and a lawn beyond.

Elms Road, considered to be the premier road in the much sought after Abbeville Village, sits within easy reach of Clapham Common, with its open green space and well regarded cafés and restaurants nearby. Transport links are convenient, with Clapham South Underground station providing Northern line access into central London, alongside a range of local bus routes.



Approximate Area = 275.5 sq m / 2965 sq ft  
 Including Limited Use Area (14.8 sq m / 159 sq ft) & Eaves Storage  
 (Excluding Loft Storage)



## ELMS ROAD, 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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