

Elms Crescent, SW4
Guide Price: £3,500,000 - £4,000,000



WILFORDS
LONDON



Elms Crescent, SW4

£3,500,000 - £4,000,000

4,116 sq ft / 382.4 sq m

6 Bedrooms

4 Bathrooms

2 Reception Rooms

Kitchen

Freehold

A handsome six bedroom family house in the heart of Abbeville Village, extended and refurbished with genuine attention to detail and a fantastic south-facing garden to match. Outside, the circa 90ft garden has been landscaped with the same care as the interior. A part-paved terrace makes for an easy spot to dine outside, while the garden itself runs back through mature planting and shrubbery, giving the space a settled, private feel.

Elms Crescent sits quietly within Abbeville Village, a short stroll from the shops, cafés and restaurants along Abbeville Road, and within easy reach of the south side of Clapham Common – along with all the green space and amenities that come with it. For getting about, Clapham Common and Clapham South underground stations both offer Northern Line services into the City and West End, with a good choice of bus routes nearby too.



Approximate Area = 366.6 sq m / 3946 sq ft
Storage & Gym = 15.8 sq m / 170 sq ft
Total = 382.4 sq m / 4116 sq ft
(Including Void)
Including Limited Use Area (12.3 sq m / 132 sq ft)



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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.