

Elms Crescent, SW4
Guide Price: £2,750,000 - £3,000,000



WILFORDS
LONDON



Elms Crescent, SW4

£2,750,000 - £3,000,000

2,922 sq ft / 271.5 sq m

5 Bedrooms
2 Bathrooms
3 Reception Rooms
Kitchen
Freehold

An exquisite and utterly beautiful home, measuring nearly 3,000 Square Feet, which has been extensively and sympathetically restored and updated, while retaining a wealth of period features. The property is principally arranged over three floors and offers versatile accommodation, which will appeal to discerning buyers, looking for a rare gem that can be easily described as "best in class".

Located within easy walking distance of the centre of Abbeville Village, it nonetheless enjoys a quiet spot that avoids cut through traffic and therefore is seen as one of the more sought after positions in 'the village'. Clapham Common plus the eponymous underground station are nearby adding to the allure of this offering.



Approximate Area = 258.9 sq m / 2787 sq ft
Cellar = 7.1 sq m / 76 sq ft
External Storage = 5.5 sq m / 59 sq ft
Total = 271.5 sq m / 2922 sq ft
Including Limited Use Area (15.0 sq m / 161 sq ft) and Including Eaves / Excluding Void



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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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