



ELMS ROAD, 'ABBEVILLE VILLAGE', SW4

£3,450,000 FREEHOLD

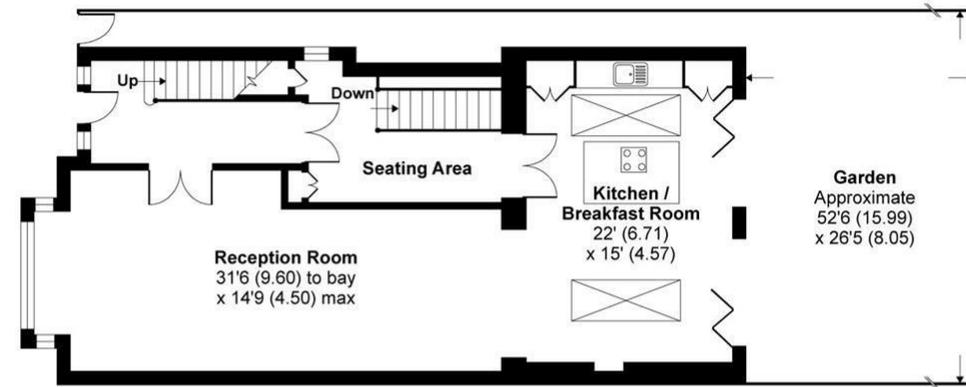
CONTACT: Clapham 020 8875 7995



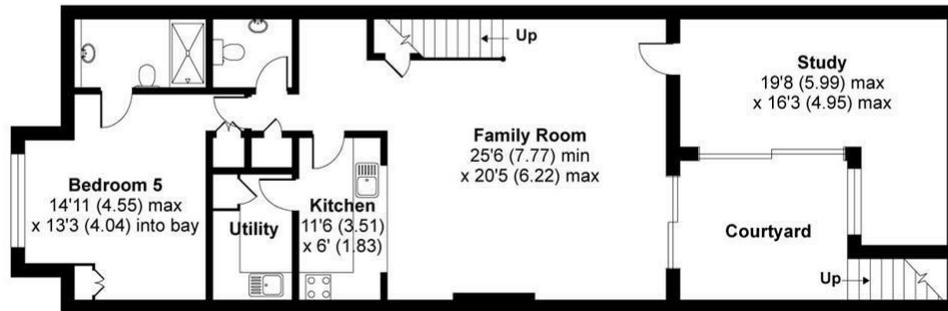
A quite remarkable Victorian family home measuring in excess 3,700 square feet, which has significantly larger than average entertaining space, and comes with a wide south west facing rear garden in excess of 50'. The lower level of this home has incredibly high ceilings, under floor heating and has huge floor to ceiling windows which flood the rooms with light. The attention to detail is immense and the premium quality finish will satisfy all, even those with the most exacting of standards. Entered via an ornate stained glass door into a wide hallway with impressive galleried staircase, the ground floor provides a wide and well proportioned double reception room which in turn leads into a contemporary kitchen/breakfast room with range of premium units and built in appliances and full width bi-folding doors. The ground floor also has a seating area which leads to an open staircase into the fabulous lower level which has incredible ceiling heights. This comprises; huge family room which houses the home cinema. This is catered for by a further kitchen, wine store, guest cloakroom/W.C. plus utility room. In addition on this level there is a stylish study, again with floor to ceiling windows, plus a bedroom suite with wardrobes and en-suite bathroom. Over the first and second floors there are four further bedrooms served by three further bathrooms, two of which are en-suites. The master bedroom suite benefits from a huge well fitted dressing room plus a luxurious en-suite bathroom with walk in shower. The large rear garden has a large decked area plus flagstones with inset planting including olive trees and shrubs. There is also a useful and secure side access. Elms Road is a few hundred metres from the independent shops, restaurants and bars of Abbeville Road and less than half a mile to either Clapham South or Clapham Common underground stations. Excellent schools in both the private and state sectors are in the vicinity.



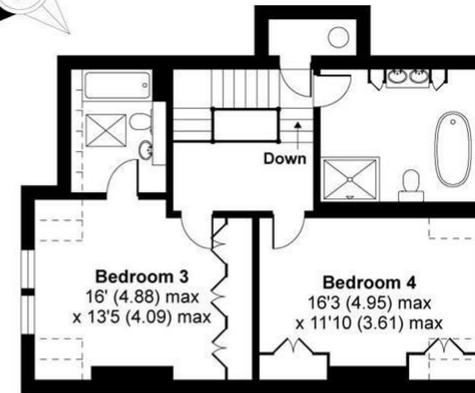
Denotes restricted head height



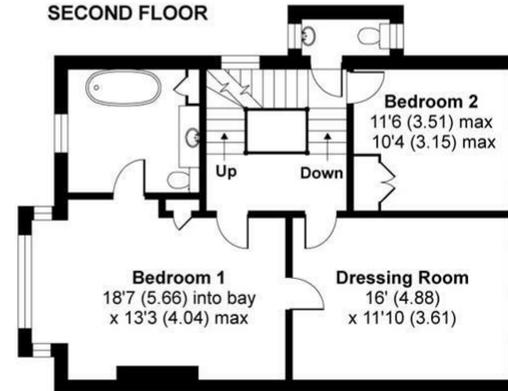
GROUND FLOOR



BASEMENT LEVEL



SECOND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3732 SQ FT 346.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Elms Road, London, SW4

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Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

ENERGY EFFICIENCY RATING: BAND D

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STREATHAM 020 8677 9900 TOOTING 020 8767 0522 WANDSWORTH 020 8875 8899 WANDSWORTH COMMON 020 8672 9077 WIMBLEDON 020 3750 9111