



**Eland Road, London SW11 5JY**

**welcome to**  
**Eland Road, London**

This large three bedroom home, set over two floors, has retained a wealth of period features throughout often removed in more modern properties. You are welcomed on the ground floor to a bright and spacious reception room traditionally positioned at the front of the property with high ceilings and original features. Following on to a well-proportioned second reception and kitchen leading out onto a private patio garden.

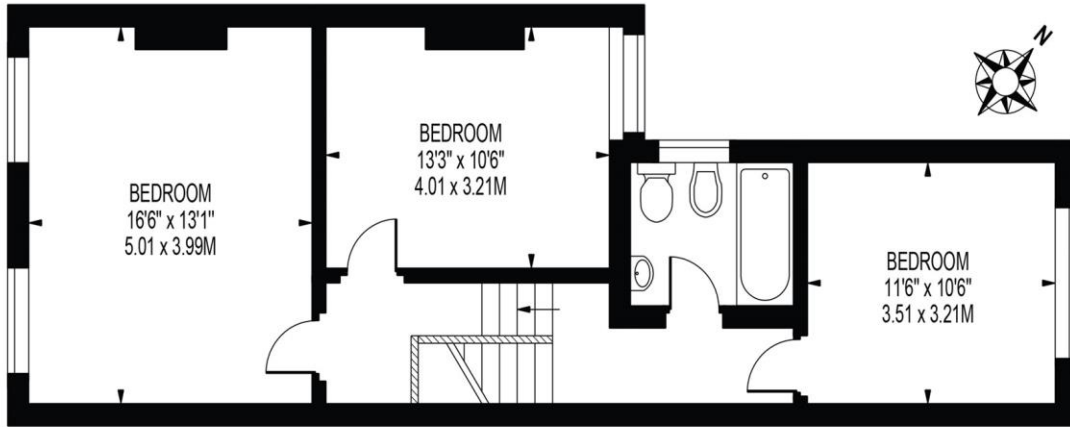
Furthermore, the first floor hosts a large double bedroom to the front with bright bay window. There are two further double bedrooms all serviced by the family bathroom.

This fantastic property is perfectly located amongst the amenities of Lavender Hill. Clapham Old Town, Northcote Road and Clapham Common are within easy walking distance. Transport options are within easy reach with both Clapham Junction Overground and the Northern Line at Clapham Common Tube around a 10-to-15-minute walk away. A number of popular state and private schools are also nearby

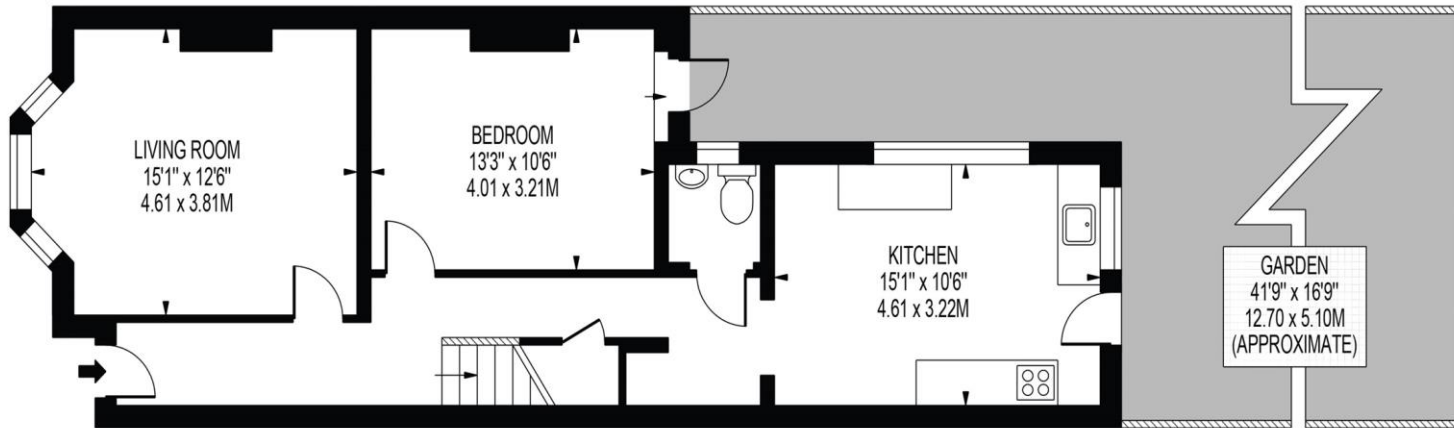


# ELAND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1323 SQ FT - 122.92 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
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welcome to

## Eland Road, London

- Period Property.
- Garden.
- Prime sought after location.
- Unmodernised
- Two Receptions
- Minutes from Clapham Junction

Tenure: Freehold EPC Rating: E

guide price

**£1,350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/BTS104725](https://barnardmarcus.co.uk/Property/BTS104725)



Property Ref:  
BTS104725 - 0002

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