



Elspeth Road, London SW11 1DS

welcome to
Elsbeth Road, London

A superb natural three storey four double bedroom family home situated in a popular central location with Clapham common moments away and Clapham junction roughly 10 minutes by foot.

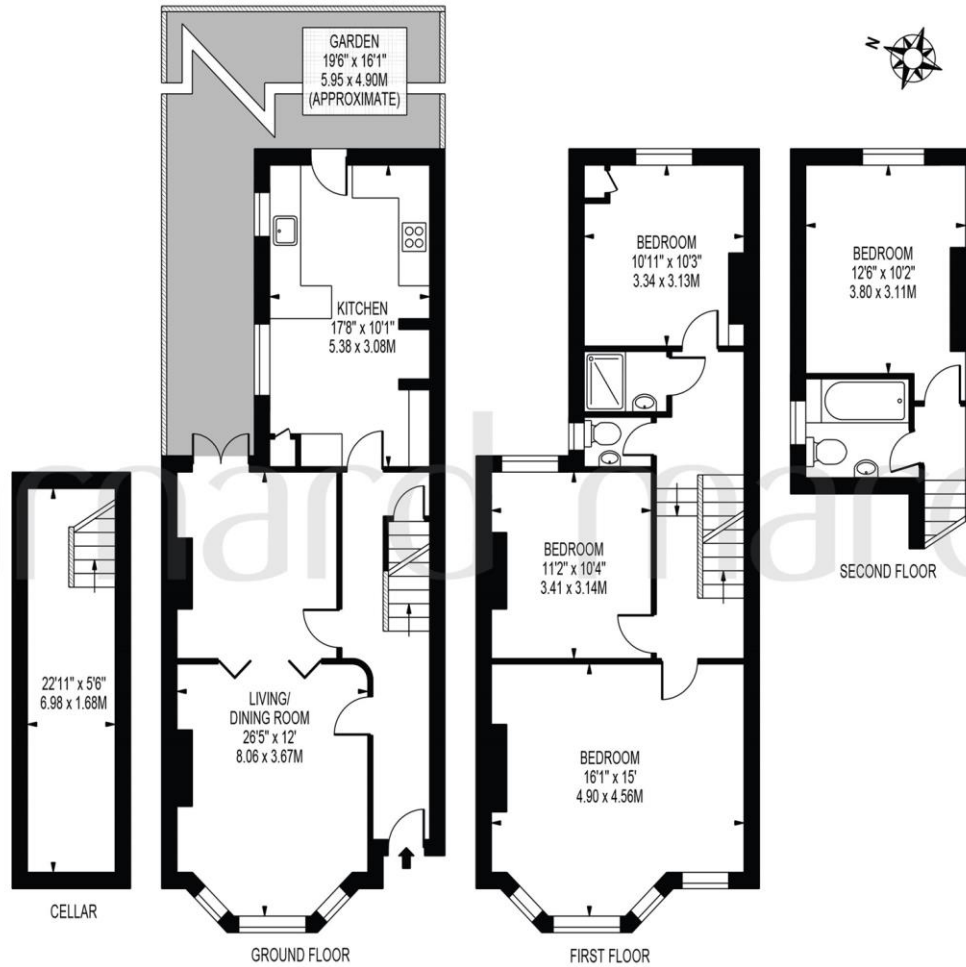
Laid out over three floors naturally, the property offers a bay fronted double reception room, Eat in Kitchen Breakfast room, four double bedrooms, two bathrooms, Potential to extend STTP, a large cellar and private rear garden. There are many period features and excellent transport links locally, many popular schools nearby both fee paying and local authority run.

Properties of this quality, location and style seldom make it to the open market consequently we highly recommend an appointment to view to avoid disappointment.



ELSPETH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1501 SQ FT - 139.46 SQ M



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.
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welcome to

Elsbeth Road, London

- Victorian Terrace
- Four Double Bedrooms
- Moments From Clapham Common
- Set Over Three Floors
- Double Reception Room
- Potential To Extend STPP
- Close To Clapham Junction
- Coveted Location

Tenure: Freehold EPC Rating: E

Council Tax Band: F

offers in excess of

£1,100,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/BTS106597



Property Ref:
BTS106597 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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