


property details **approval form**

1a Elms Road, London, England, SW4 9ET

Date: 06 January 2025

Property Ref and Version: CPM107906 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Property Images

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Barnard Marcus office: 85 Rectory Grove, Clapham, LONDON, SW4 0DR

T 020 7720 5932 **E** clapham@barnardmarcus.co.uk

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>> **price**

£1,650,000

Tenure: Freehold

>> **key features**

- > Three Double Bedrooms
- > Three Bathrooms
- > Cinema Room
- > Detached
- > Fantastic Location
- > EPC Rating: C

>> **short description**

We are delighted to introduce to you this stunning three bedroom, approximately 2,489 sq ft situated on the very popular Elms Road, Clapham.

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>> long description

We are delighted to introduce to you this stunning three bedroom, approximately 2,489 sq ft situated on the very popular Elms Road, Clapham.

This three storey property starting from the ground floor offers a large double bedroom, private patio, large hallway, three piece family bathroom and a great sized reception room with floods of natural light. The spiral staircase descends to a cinema room, an ideal space for relaxation. This level also includes an open-plan kitchen diner, equipped with a breakfast bar, sleek appliances, and a separate utility room. Another double bedroom with ample storage and an en-suite shower room completes this floor.

This property is offered to the market chain free.

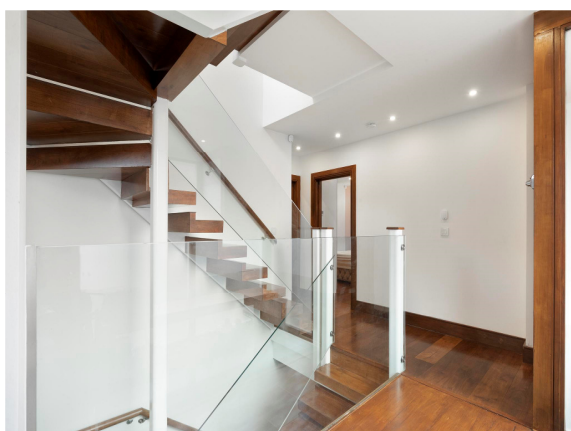
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>> **property images**



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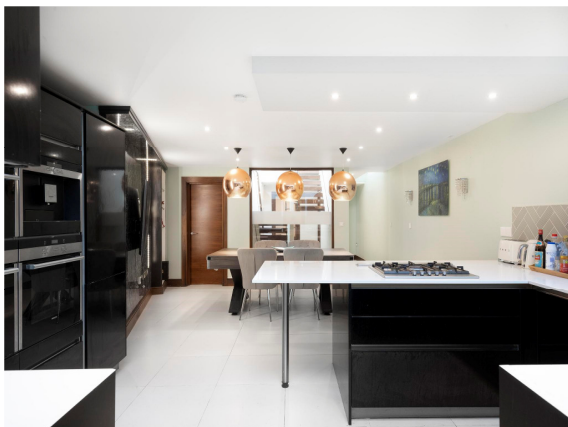
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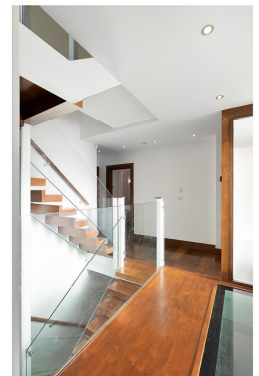
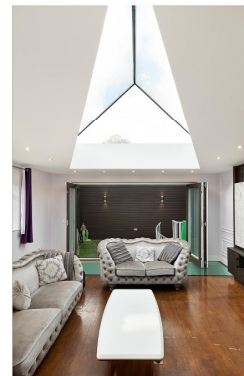
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>> **approval**

	Signature	Date
Aaron Thornton		
Ms Y.W. Tsui		