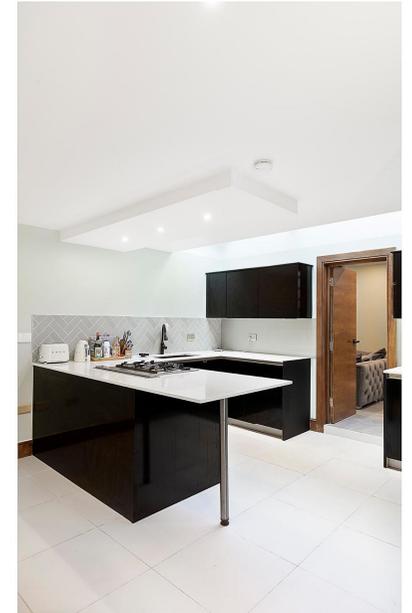
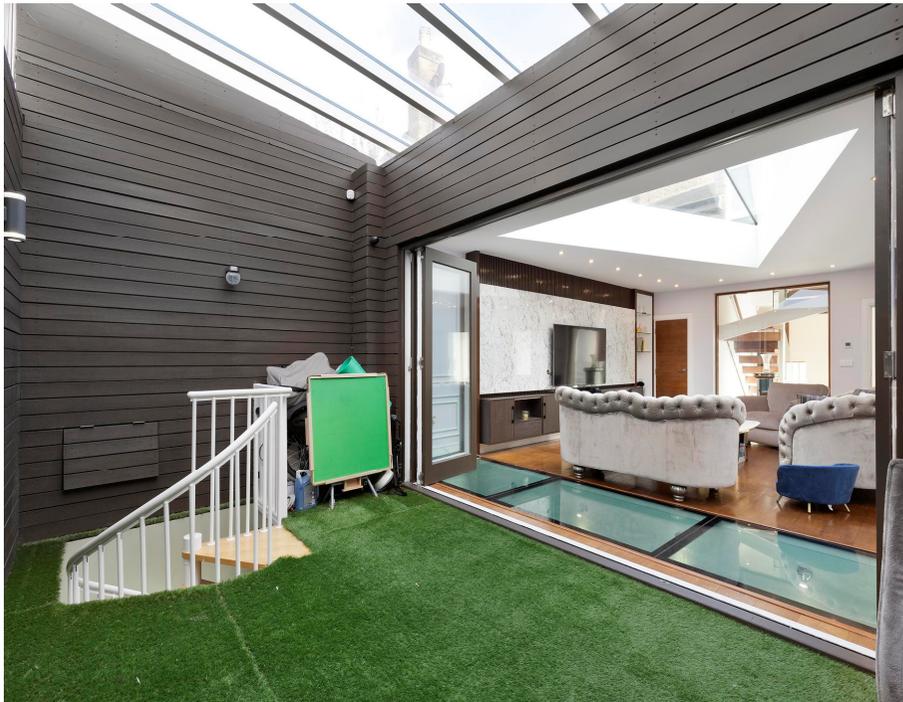




Elms Road, London, SW4 9ET

welcome to
Elms Road, London

A simply exquisite three-bedroom home for sale. Extending to approximately 2,489 sq ft, located on the highly sought-after street for sale. Arranged over three floors, this impressive property combines elegant design with versatile living space.

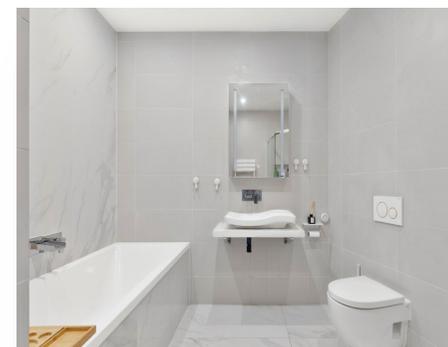


A simply exquisite three-bedroom home for sale. Extending to approximately 2,489 sq ft, located on the highly sought-after street for sale.

Arranged over three floors, this impressive property combines elegant design with versatile living space. The ground floor features a spacious double bedroom opening onto a private patio, a stylish family bathroom, a generous hallway, and a bright reception room enjoying an abundance of natural light.

A striking spiral staircase leads down to a superb cinema room — perfect for entertaining or relaxing with family. The lower level also hosts a contemporary open-plan kitchen and dining area complete with a breakfast bar, sleek integrated appliances, and a separate utility room. A further double bedroom with fitted storage and an en-suite shower room completes this floor.

Offered to the market chain free, this exceptional home is ideally positioned for the shops, cafés and transport links of Clapham Common and Abbeville Village, providing the perfect balance of lifestyle and convenience



view this property online [barnardmarcus.co.uk/Property/CPM107906](https://www.barnardmarcus.co.uk/Property/CPM107906)



welcome to

Elms Road, London

- Three Double Bedrooms
- Three Bathrooms
- Cinema Room
- Detached
- Fantastic Location

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£1,500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM107906



Property Ref:
CPM107906 - 0007

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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