



barnard marcus

**Elsenham Street, London, SW18 5NS**



**welcome to**

**Elsenham Street, London**

A beautifully presented Edwardian family home situated within a 'stones throw' of Southfields Village. Offering almost 2000 sq ft of accommodation including four double bedrooms and bedroom five/study, family bathroom and en-suite shower room to main bedroom. There are two reception rooms, one with wood burning stove and the other has a period feature fireplace. There is a utility area and separate wc and the heart of the home which is the magnificent kitchen/dining/family room with bifold doors leading to the west aspect rear garden.

Ideally situated for the District Line station as well as the shopping and restaurant facilities in Southfields Village. There are bus routes to a number of destinations. Wimbledon Park with its various recreational facilities is also within easy access as is King George's Park. There are fast road links north and south bound via the A3 at Tibbet's Corner.

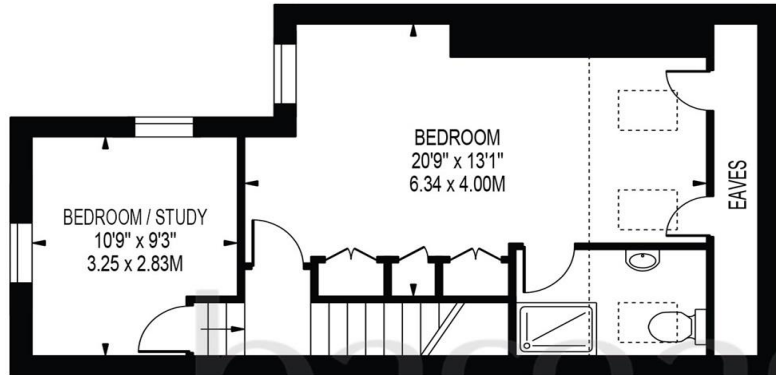


# ELSENHAM STREET

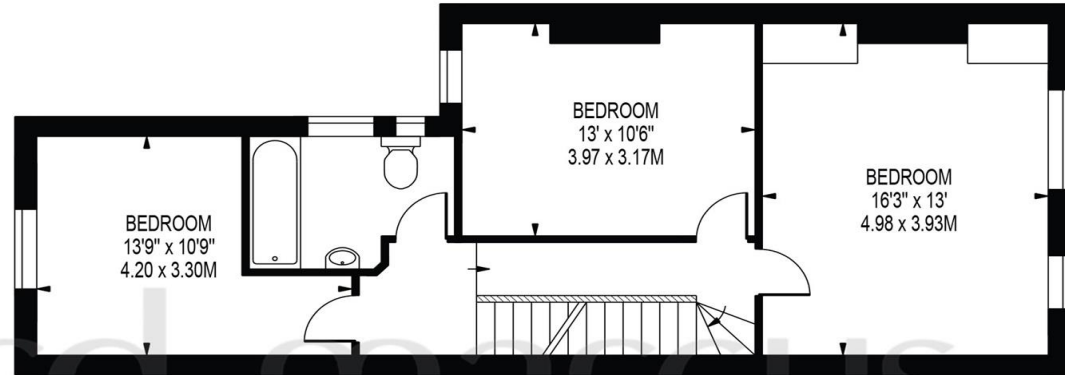
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1995 SQ FT - 185.35 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

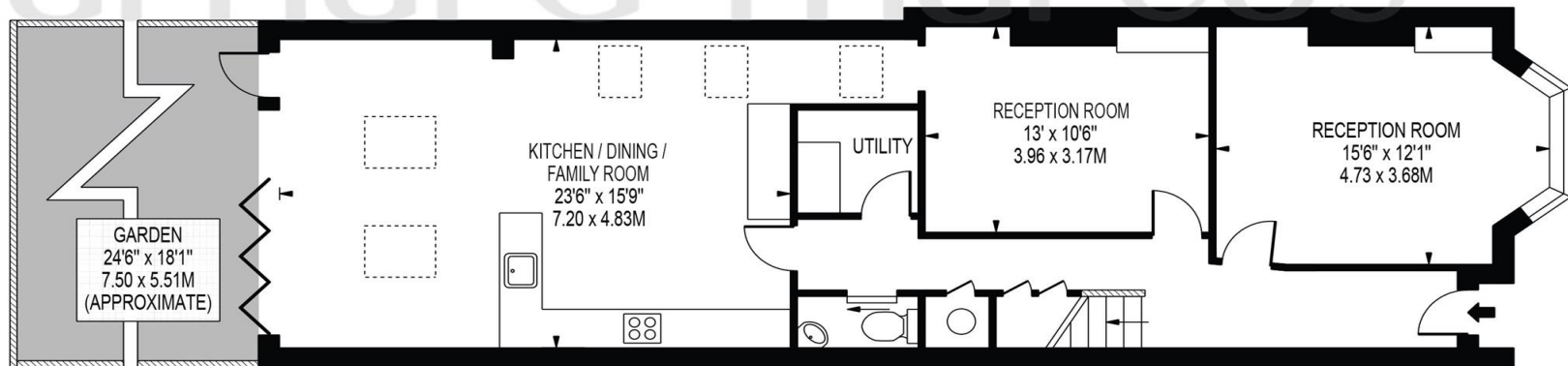
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 115 SQ FT - 10.65 SQ M



SECOND FLOOR



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. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Elsenham Street, London

- Kitchen/Dining/Family Room
- West Aspect Rear Garden
- Five Bedrooms
- Family Bathroom & En-Suite Shower Room
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

# £1,525,000



**view this property online** [barnardmarcus.co.uk/Property/SFS106292](https://barnardmarcus.co.uk/Property/SFS106292)



Property Ref:  
SFS106292 - 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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Please note the marker reflects the  
postcode not the actual property