



Elsenham Street, London SW18 5NZ

welcome to **Elsenham Street, London**

Presented to the market in immaculate condition throughout, is this wonderful two double bedroom apartment located on the incredibly popular Elsenham Street on the Southfields Grid.

Measuring at almost 1,000 sq ft, the property comprises a very spacious open plan kitchen and reception space which has been extended to the rear, a separate utility room, a generous master bedroom with a lovely bay window, a further bedroom with en-suite shower room, a modern four piece bathroom, and the rare benefit of a large cellar which provides excellent storage. The property has sole use of the beautiful rear garden with a lovely patio area, raised flower beds and the remainder laid to lawn.

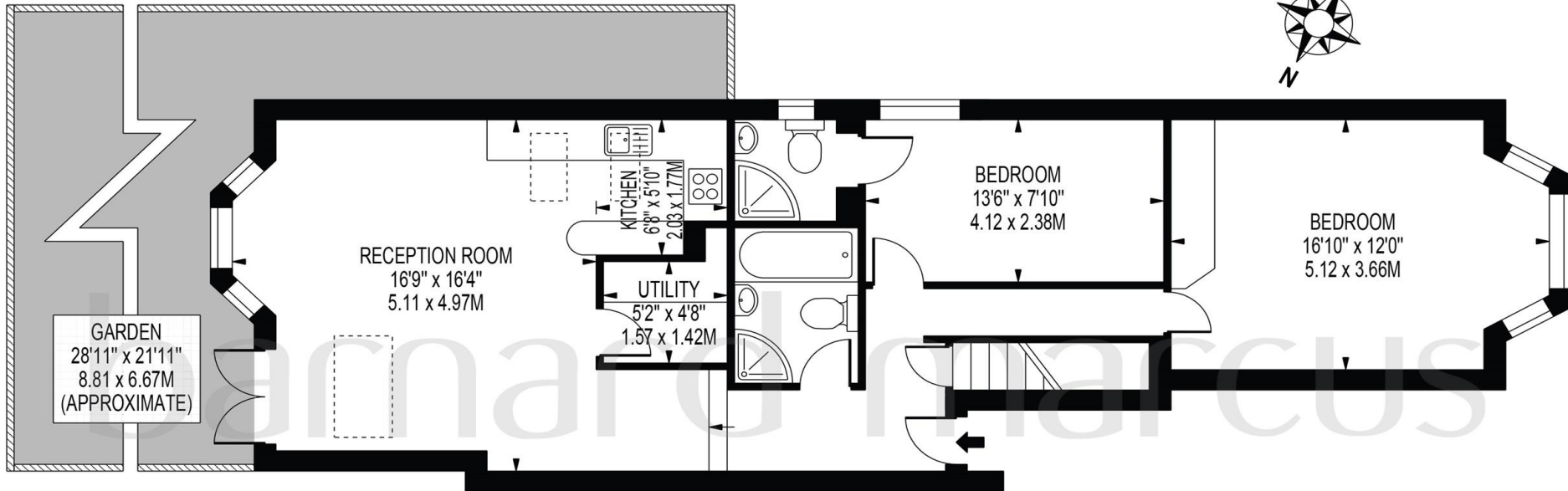
Elsenham Street is perfectly positioned on the Southfields Grid for access into Wimbledon Park, and also into Southfields with its various shops and facilities, OFSTED Outstanding Primary Schools, as well as the District Line service into Central London via Southfields Underground Station.

An internal viewing is essential to truly appreciate this stunning property.

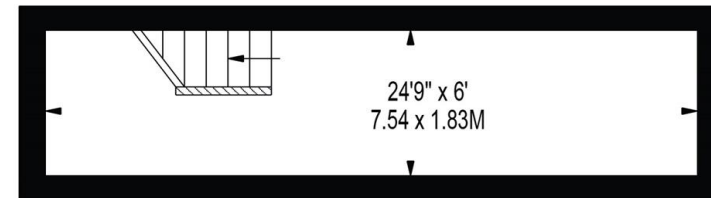


ELSENHAM STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 979 SQ FT - 90.91 SQ M



GROUND FLOOR



BASEMENT

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

- Stunning Period Conversion
- Two Bedrooms
- Cellar & Utility Room
- Private Rear Garden
- Almost 1,000 sq ft

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jul 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£840,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106432



Property Ref:
SFS106432 - 0003

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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