



ELMS ROAD LONDON SW4
£8,500 PER MONTH AVAILABLE 26/07/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Elms Road London SW4

£8,500 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

Five double bedrooms, Two reception rooms, Open plan kitchen/dining area, Loxone smart home system, Three bathrooms (two en-suite), Unfurnished, Recently Renovated, Double glazing throughout, MVHR ventilation system, Automatic blind system, Ambient lighting system, CCTV

Council Tax

Council tax band not specified

Hamptons

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{ A STUNNING, FIVE BEDROOM FAMILY HOME EPC:D

The Property

Hamptons Clapham are delighted to present this beautifully designed family home to the rental market. This stunning Victorian home has been cleverly extended and sympathetically modernised with the immaculate taste of the current owners. The perfectly appointed accommodation comprises; entrance hall leading to a bright and wide drawing room with beautiful fireplace including a gas fire. From the entrance hall there is access through to a cinema room with a bespoke entertainment and storage system. Through the cinema room you enter the spectacular, naturally bright and truly luxurious kitchen/dining room. To the first floor, there is a master bedroom with walk in wardrobe and full, marble en-suite bathroom. On the same floor there is a further en-suite bedroom and office which can also be used as a bedroom. On the second floor there are two further bedrooms and a family bathroom. All bedrooms have bespoke storage systems and are naturally bright. This house truly is one of a kind and also benefits from the following; Under floor heating, integrated surround sound system, Automatic blind system, Ambient lighting system, Home cinema, Quooker hot water tap system and separate utility room in the basement.

Outside

A beautifully landscaped garden with paved stone area and artificial grass. There is evening lighting in the garden as well as a storage shed.

Location

Situated on the most sought after road in Abbeville

Village, Clapham. Moments from the boutique restaurants, bars, butcher, shops in Abbeville. Clapham Common and Clapham South tube stations (both Northern Line) are both within easy reach providing direct access to the City, Canary Wharf and West End.



ELMS ROAD



Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

First Floor = 88 sq. ft. (8.2 sq. m.)

Second Floor = 1190 sq. ft. (110.6 sq. m.)

Third Floor = 872 sq. ft. (81.0 sq. m.)

Fourth Floor = 668 sq. ft. (62.1 sq. m.)

Reduced Headroom / Eaves = 55 sq. ft. (5.1 sq. m.)

Total = 2873 sq. ft. (267.0 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 863885

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating	
Current	Potential
63	74
<small>EU Directive 2002/91/EC</small>	
<small>England & Wales</small>	



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