



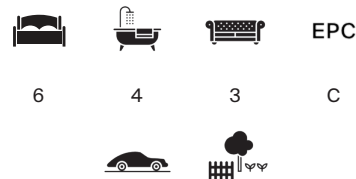
ELMS ROAD

London SW4



BEAUTIFUL SEMI-DETACHED FAMILY HOUSE

Ideally positioned on one of Abbeville Village's most sought-after residential roads, offering over 3,000 sq ft of elegant and versatile living accommodation, off-street parking, and a landscaped garden.



Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

Guide price: £3,000,000



Set behind a smart façade on Elms Road—where off-street parking is a rare and valuable asset—this handsome semi-detached Victorian residence offers an exceptional lifestyle opportunity for growing families. Arranged over four expansive floors and extending to approximately 3,098 sq ft, the property seamlessly blends timeless period charm with contemporary design.







The raised ground floor welcomes you with a wonderful sense of space and light. Two beautifully proportioned reception rooms, both impeccably finished with high ceilings and classic detailing, provide the ideal setting for formal entertaining or relaxed family living. A separate family room to the rear offers excellent flexibility—perfect as a playroom, home office or snug—while a guest cloakroom adds further convenience. The heart of the home is undoubtedly the impressive eat-in kitchen, thoughtfully extended and flooded with natural light via expansive skylights. This superb space is ideal for both day-to-day living and entertaining, with large sliding doors opening onto a private, south-west facing garden designed for low-maintenance enjoyment all year round. The first floor hosts a luxurious principal suite, complete with generous bedroom, dressing area, and a sleek four-piece en suite bathroom finished in neutral, contemporary tones. Two further bedrooms occupy this floor—one currently used as a home office with access to a private terrace—and are served by a family shower room. The top floor offers three additional bedrooms, including one with an en suite plus a further shower room.

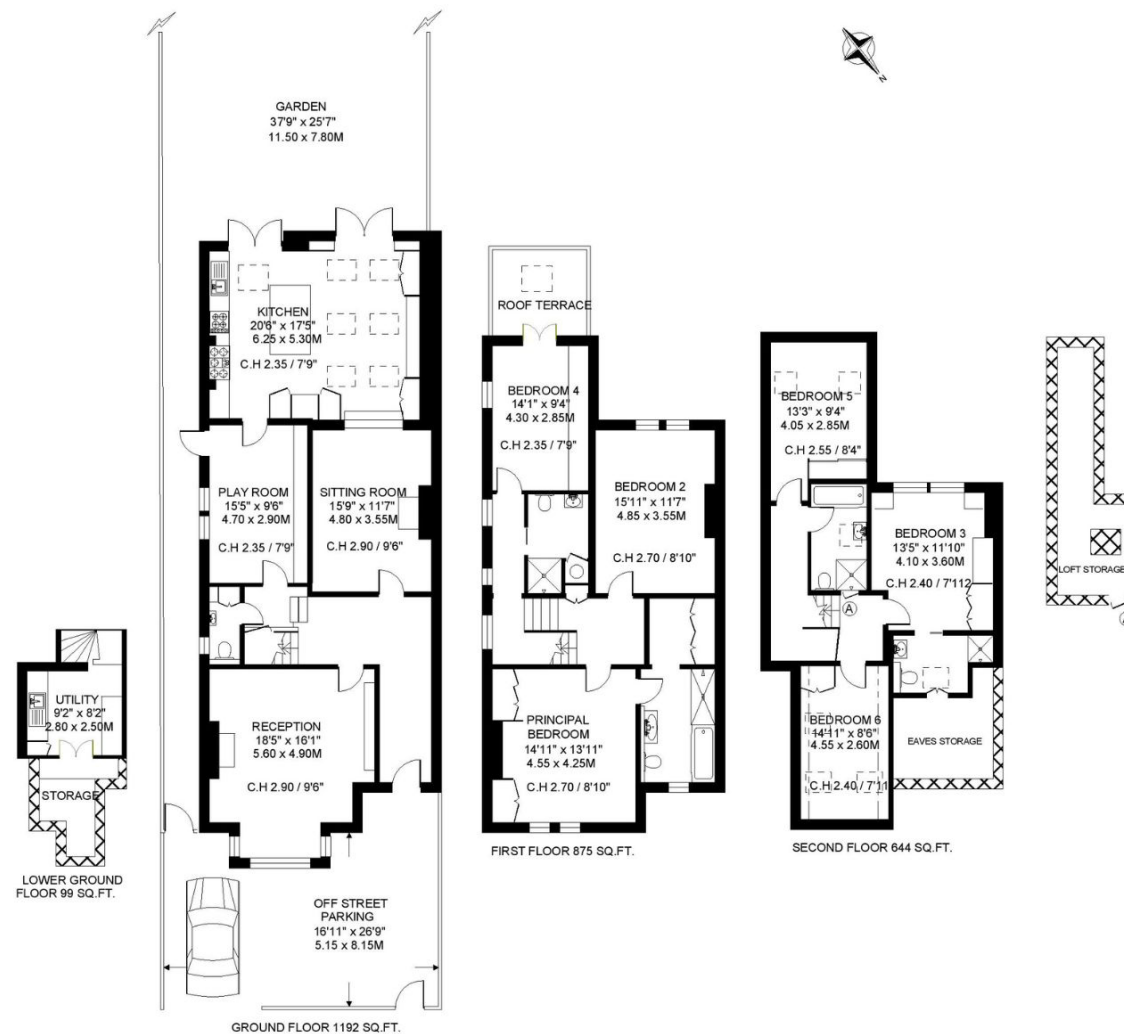


Elms Road is located moments from the boutiques, cafés and restaurants of Abbeville Road, and within easy reach of Clapham Common and excellent local schooling, this outstanding home perfectly balances village charm with city connectivity. This is an attractive wide road with some very large residences on the doorstep of all the local amenities in Abbeville Village. Clapham South and Clapham Common underground stations are just a short distance away and there are also a number of excellent schools and nursery schools nearby, together with the wide open spaces of Clapham Common found round the corner.









Approximate Gross Internal Area 261 sq m / 2810 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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