



Elms Road, SW4

£2,600,000

Dexters



Elms Road, SW4

A rare opportunity to acquire a stunning Victorian semi-detached family house, a blank canvass in need of full refurbishment and modernisation on one of Clapham's most sought-after streets with direct access to Clapham Common and the cafes and restaurants of Abbeville Village.

This former vicarage possesses tremendous kerb appeal with an imposing and attractive double fronted elevation and being accessed via a well-proportioned front garden which could be easily turned in private parking subject to obtaining the usual consents. The entrance hall retains many original period features, including coving and corbels and herringbone wooden flooring that extends into the front two reception rooms which also include the original fireplaces. Two further reception rooms lead to the utility room, a guest cloakroom and thereafter access to the large cellar and within a later extension, a generously proportioned kitchen/breakfast room with views over the private rear garden. Upstairs the accommodation comprises 4 double bedrooms as well as 2 further bedrooms in the loft space and a family and one other bathroom. It is envisaged that future owners would look to exploit the property's exciting potential by reconfiguring and enlarging the current accommodation and especially as regards the loft space.

Features

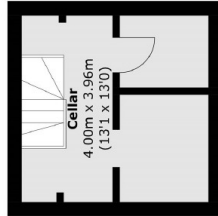
- Four Reception Rooms
- Generous and private rear Garden
- Sought After Street
- Rarely available Blank Canvass with enormous potential



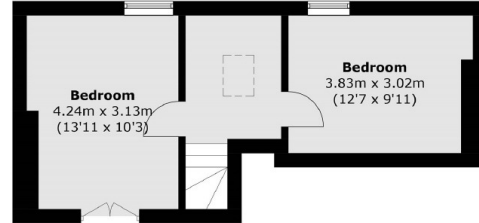




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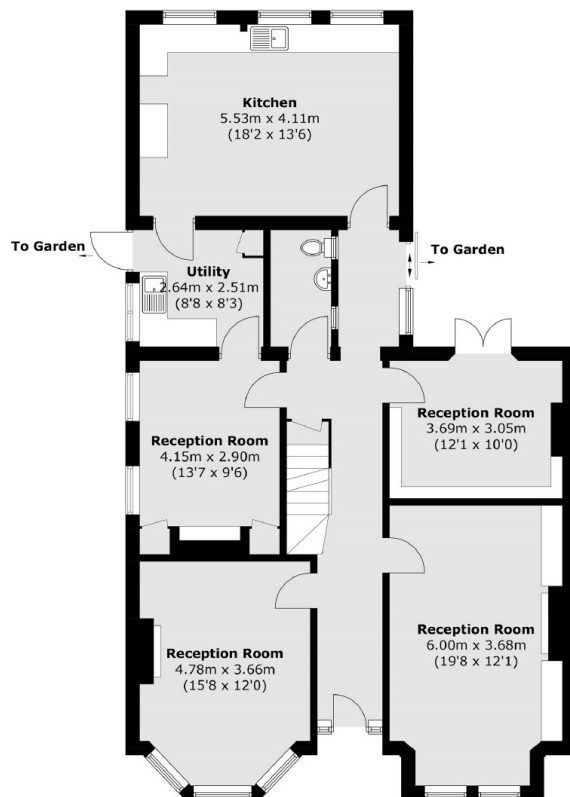


Lower Ground Floor

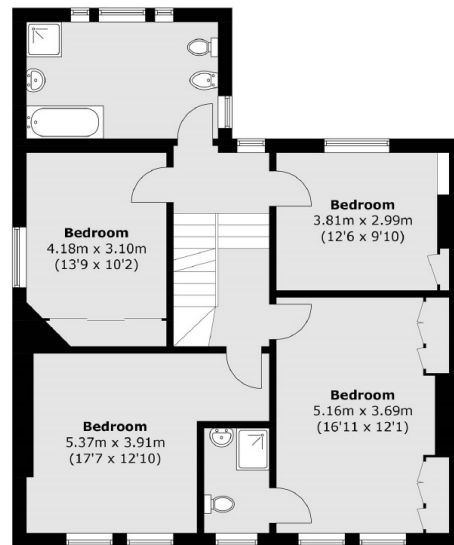


To Loft
Storage

Second Floor



Ground Floor



First Floor

Total area (approx.): 236.4 sq. m (2,544.6 sq. ft)

Cellar : 16.0 sq. m (172.2 sq. ft)

Total area including Cellar (approx.): 252.4sq. m (2716.8 sq. ft)