



Elsyng Road
London, SW18

CHESTERTONS





Chestertons South-West Prime department has the pleasure of introducing to the market for the first time in over fifty years an exceptional semi-detached freehold house, with potential to modernise and extend (STPP).

Set over five floors, the house boasts over 3600 sq ft of accommodation. The lower ground floor is currently presented as a self-contained one-bedroom flat. This is accessed via a private front door and has the potential to be connected to the main house STPP.

On the ground floor there are two spacious reception rooms, both of which benefit from superb ceiling height, original features such as fireplaces, cornicing and wooden flooring. There is also a WC, an open plan kitchen/dining area with doors leading out onto a balcony area and steps down to the 50+ ft garden. The first and second floors have four double bedrooms and two bathrooms, all of which are generously proportioned. The top floor, which was fully converted in 2018, including a new roof comprises of a sizeable double bedroom, en-suite bathroom, eaves storage, juliet balcony, abundance of natural light and stunning views across the London skyline.

The property has the added benefit of side access, a 336 sq ft studio to the rear of the garden and an additional garden room for storage.

Elsynge Road is located in close proximity to the green spaces of Wandsworth Common and Spencer Park. The boutique shops, cafes and restaurants of St John's Hill are only a short walk away. Clapham Junction provides excellent access to central London and The City and there are a number of well-regarded state and private schools.

If you are looking for a family home with impressive period features, the ability to renovate and extend, on one of Wandsworth's most sought-after roads, this is the perfect option.

- Impressive Curb Appeal
- Semi-Detached
- Six bedrooms
- Period property
- Self-contained lower ground floor flat
- Fantastic potential to renovate, extend and return to one dwelling STPP

Asking Price £2,750,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
99-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Freehold

Service Charge: n/a

Ground Rent: n/a

Local Authority: London Borough of Wandsworth

Council Tax Band: E

Chestertons South West Prime Sales

47 East Hill

Wandsworth

SW18 2QE

swprime@chestertons.co.uk

chestertons.co.uk



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