HOPE & HOPE

LONDON PROPERTY

# An elegant five bedroom house, flooded with natural light and featuring a spectacular private garden in this prime Southfields location.

**ELBOROUGH STREET | SOUTHFIELDS | SW18**

GUIDE PRICE £1,450,000

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RECEPTION ROOMS

2

BEDROOMS

5

BATHROOMS

2

INTERNAL AREA

1697 sq ft

OUTDOOR AREA

28ft

TENURE

Freehold

EPC RATING

D

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## The Property

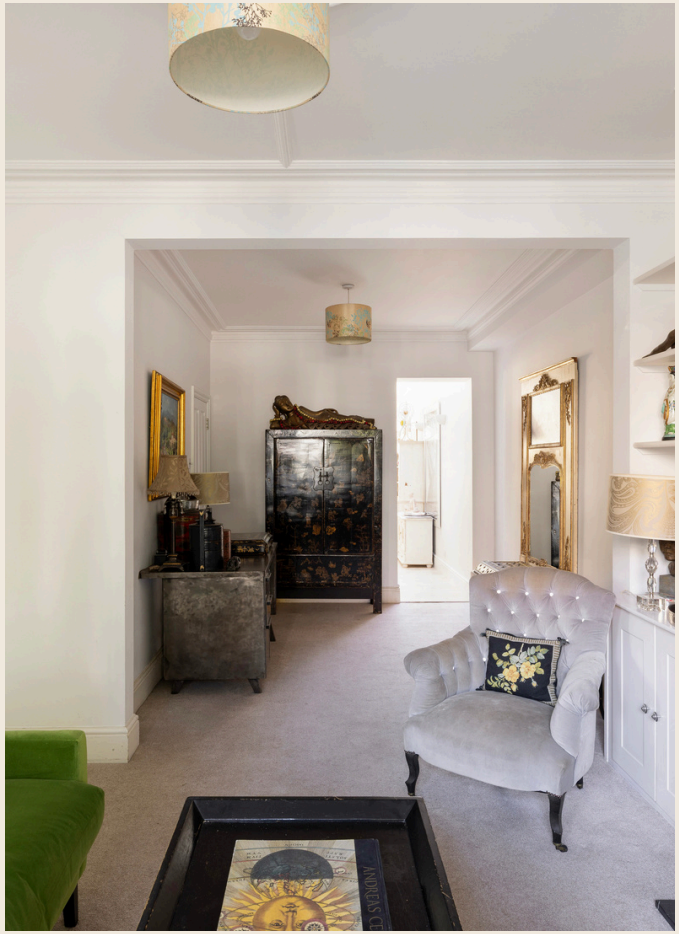
A light, bright and well-balanced Edwardian family home located on a prime street within the popular Southfields Grid. The ground floor boasts a double reception room with characterful bay window, plantation shutters, and log burner at the front of the property. To the rear, an extended open plan kitchen and dining room features a central island, range cooker, and skylights, with French doors leading directly out to a beautifully landscaped 28ft east facing mature garden.



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## The Bedrooms

The house is unusual in that it benefits from five good sized, versatile bedrooms. The master bedroom is currently arranged on the first floor with a lovely bay window overlooking the pretty tree-lined street. There are two further bedrooms on this floor alongside a family bathroom. The top floor benefits from a light and spacious converted loft bedroom with skylights and built-in eaves storage, a fifth bedroom, and an additional family bathroom.

## The Design

This impressive Southfields Grid residence seamlessly combines classic Edwardian architectural proportions with refined contemporary design, creating a sophisticated yet warm environment.





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## Outdoor Spaces

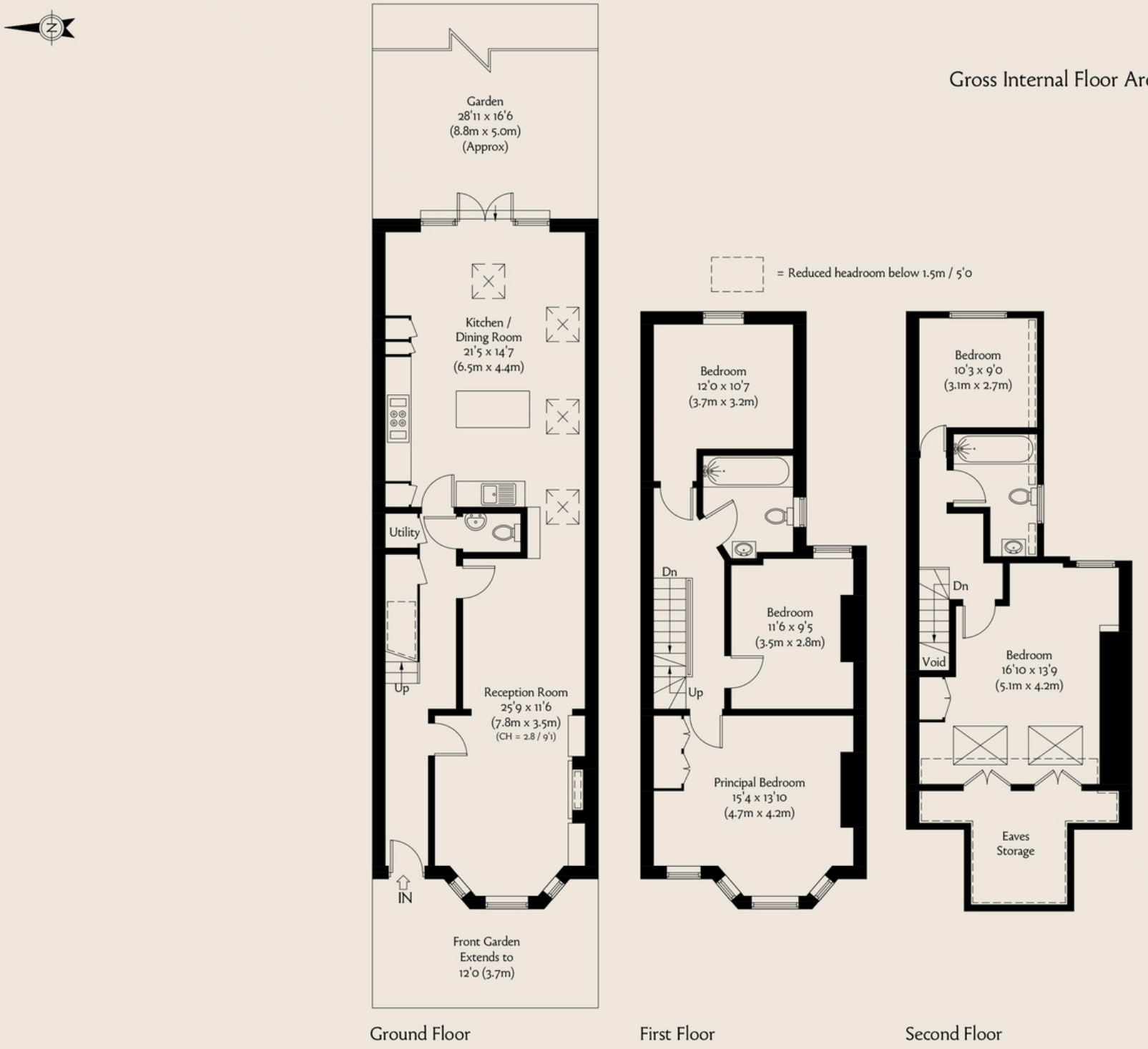
The private 28ft east facing garden is curated as a tranquil outdoor sanctuary framed by mature trees and climbing foliage that offer excellent privacy.

Designed for relaxed indoor-outdoor living, it features low-maintenance lawn space alongside a paved dining terrace, creating distinct zones ideal for outdoor dining and entertaining.

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# Elborough Street, SW18

Gross Internal Floor Area (Not Including Areas Under 1.5m
1697 sq. feet (157.6 sq. metres)
Eaves Storage / Areas Under 1.5m
144 sq. feet (13.4 sq. metres)
Total Area
1841 sq. feet (171.0 sq. metres)




Disclaimer:This floorplan is for layout guidance only and not to scale.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.

# The Neighbourhood

Nestled in the heart of Southfields' coveted "Grid", this quintessential London neighborhood effortlessly combines leafy, village charm with exceptional urban convenience. Tree-lined avenues and handsome Edwardian architecture set a peaceful, picturesque backdrop, creating a welcoming community feel that is increasingly rare in the capital. Residents enjoy an enviable lifestyle with an array of independent artisan cafes, local boutiques, and neighborhood eateries right on their doorstep, while nearby green spaces and award-winning local parks provide wonderful escapes for weekend strolls or family outings. Perfectly positioned for families and professionals alike, the area boasts superb transport links into central London and easy access to some of the southwest's finest schools, making it one of the most sought-after and enduringly charming enclaves south of the river.

Transport
Southfields station - 0.5 miles. The station is served by the District Line, which provides direct and frequent access to major hubs like Earl's Court, Westminster, the City, and the West End.

Earlsfield mainline station - 0.7 miles.This station offers quick overground connections directly into Waterloo and Clapham Junction.



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## Serious results, handled personally.

We're Jamie and Emily Hope. Between us we've spent more than 30 years in the London property market and have personally looked after over 500 sales. We work directly with every client, so you deal only with us from the first conversation through to completion. You will always have the very best people in your corner.

We give honest, straight-forward advice, keep you informed and put your best interests first. We focus on you and have genuine care for the people we work with. Hope + Hope provides a highly efficient route to the global marketplace, while delivering a world-class service in the most personal way possible.

If you're thinking of moving or if you would just like a bit of advice, we'd love to hear from you.

*Jamie & Emily*

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