



Elmhurst Mansions  
Edgeley Road, SW4





Chestertons are delighted to introduce to the market this beautiful two double bedroom, first floor flat set within a Victorian mansion block located in a prime location off Clapham High Street.

The property boasts original features, spacious accommodation and in keeping decoration throughout. To the front of the property is a generous reception room with original Victorian fireplace, large bay windows and shelving. Off the hallway is a stunning master bedroom with original fireplace and a modern bathroom. To the rear of the property is a kitchen with ample entertaining space, modern kitchen units at both base and eye level and space for appliances. From the kitchen is a balcony and a second bedroom with views to the rear.

This well presented flat is situated on Edgeley Road, a popular residential area just off Clapham High Street where there are an abundance of cafes, bars, restaurants and shops.

- Two double bedrooms
- Victorian mansion block
- Immaculately presented
- Spacious accommodation
- Generous kitchen breakfast room
- Separate reception room

Asking Price £575,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-95	B		81
67-81	C	67	
55-67	D		
45-55	E		
35-45	F		
1-35	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Leasehold 91 years 1 months

**Service Charge:** £1500 - £750 twice yearly in January & July

**Ground Rent:** £200

**Local Authority:** Lambeth Council

**Council Tax Band:** D

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First Floor  
686 R<sup>2</sup>

### Elmhurst Mansions, SW4

Approximate Gross Internal Area  
63.77 SQ.M / 686 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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