



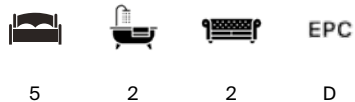
ELBOROUGH STREET

Wimbledon, SW18



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A beautifully presented, larger-than-average five-bedroom period home in the heart of the sought-after Southfields Grid, offering exceptional space, charm, and modern family living.



Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Freehold

Guide Price: £1,500,000



ABOUT THE PROPERTY

A larger than average and beautifully presented five-bedroom period home, ideally situated on the ever-popular Southfields Grid, offering an exceptional balance of elegant period charm and modern family living. Arranged over three floors with additional eaves storage, this impressive property provides generous and versatile accommodation throughout. The ground floor opens into a welcoming entrance hall leading to a spacious double reception room, comprising a bright bay-fronted living area to the front and a separate dining room to the rear, creating an ideal setting for both everyday family life and entertaining. To the rear, a well-appointed kitchen/breakfast room offers excellent space for cooking and informal dining, with charming French doors opening directly onto a private west-facing garden, perfect for enjoying afternoon and evening sun. A useful utility room and a convenient ground floor WC complete this level.











The first floor offers three well-proportioned bedrooms, including an impressive principal bedroom to the front with excellent natural light. Two further bedrooms are served by a stylish family bathroom, providing flexible accommodation for family, guests, or home working.

The second floor hosts two additional bedrooms, including a particularly generous double room, alongside a second contemporary bathroom. This floor also benefits from useful eaves storage, enhancing the practicality of the home.



Throughout, the property retains a wealth of attractive period features, seamlessly combined with modern finishes, creating a warm and inviting family home. Ideally located within easy reach of Southfields' local shops, transport links, and highly regarded schools, this superb property represents a rare opportunity in a highly desirable location.





Approximate Gross Internal Area | Ground Floor = 59.3 sq m / 638 sq ft | First Floor = 60.1 sq m / 647 sq ft
 Second Floor = 37.0 sq m / 398 sq ft | Eaves / Loft = 17.0 sq m / 183 sq ft
 Total = 173.4 sq m / 1866 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)

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