



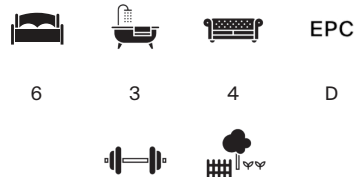
ELMS ROAD

London, SW4



ELMS ROAD LONDON SW4

A beautifully presented and substantial family home, offering an exceptional blend of period character and striking contemporary design, ideally positioned on this sought-after residential street.



Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

Guide Price: £3,950,000



A SUBSTANTIAL FAMILY HOME ON THE COVETED ELMS ROAD

This impressive property extends to over 3,700 sq ft and has been thoughtfully configured to provide both generous entertaining space and well-proportioned accommodation. The ground floor features an elegant reception room with high ceilings, cornicing, wooden flooring, bespoke cabinetry and a feature fireplace. To the rear, a stunning open-plan kitchen and dining space forms the heart of the home, complete with a large central island, and bifold doors with an expansive feature floor to ceiling glass window allowing an abundance of natural light to flood in and seamlessly connecting into the private garden.







The landscaped garden measuring approximately 49 ft, provides a variety of entertaining spaces with both patio and lawn and an outdoor kitchen to the rear perfect for alfresco dining.

The lower ground floor offers a wealth of additional living space, including a large media/cinema room which can also be used as a guest bedroom and an ensuite shower room, a large gym/playroom, utility room, wine storage and plant room completes this floor.

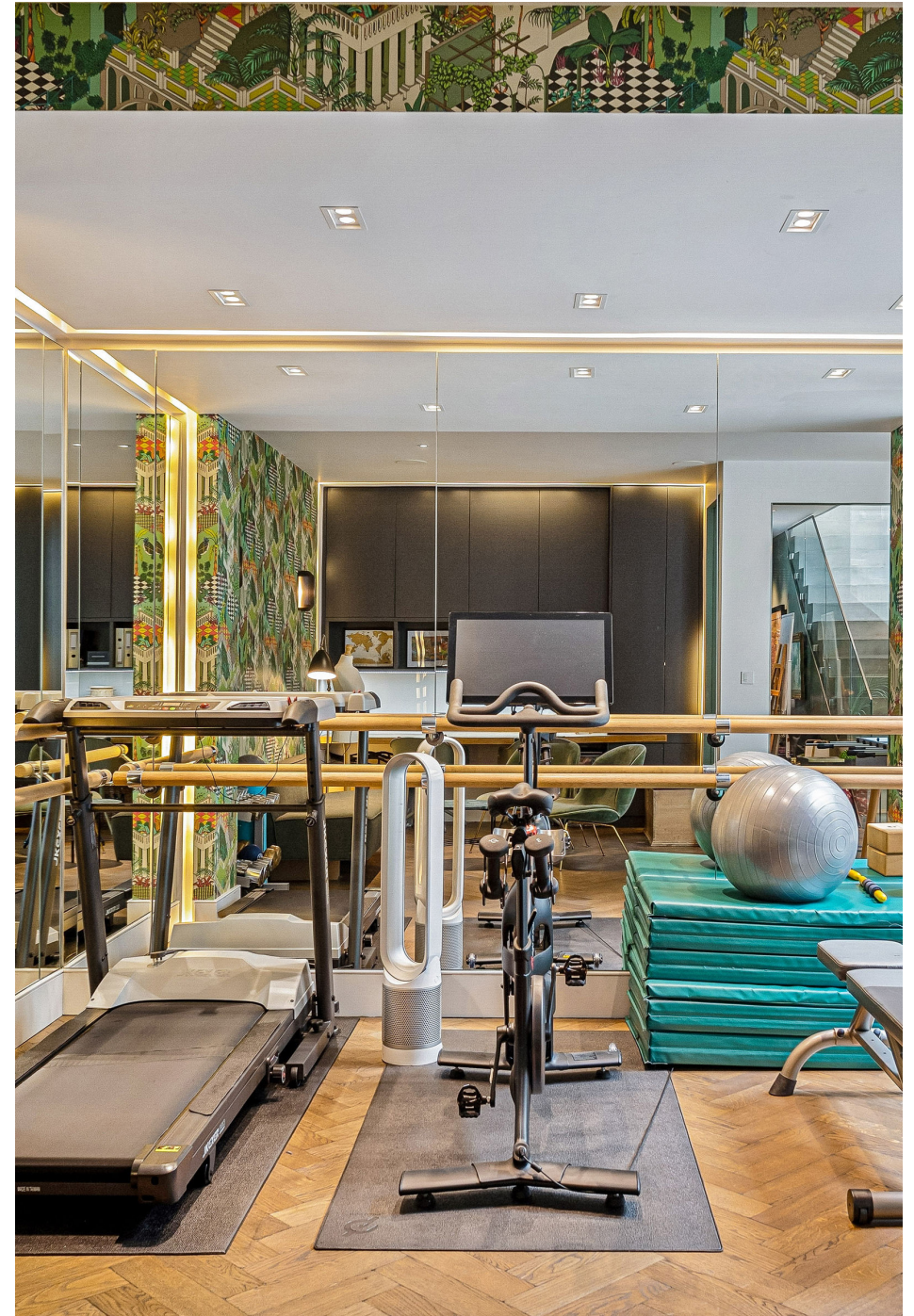
Across the upper floors, the house provides four further bedrooms and a study. The principal suite occupies the first floor and benefits from a generous dressing room and a luxurious en suite bathroom. A further study on this level offers an ideal working from home space overlooking the garden. The second floor comprises three additional bedrooms and a family bathroom with a separate WC.

Further benefits include a front garden with a beautiful tiled pathway, ample storage throughout and a high standard of finish across the property.



LOCATION

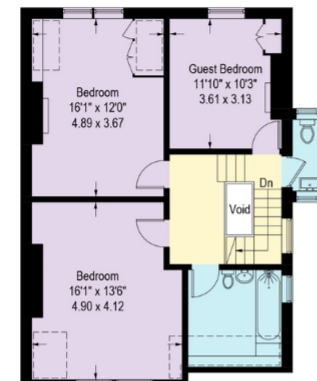
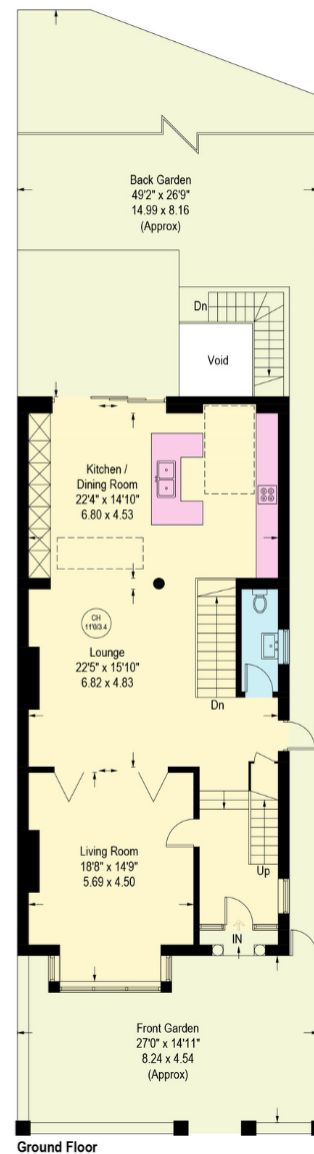
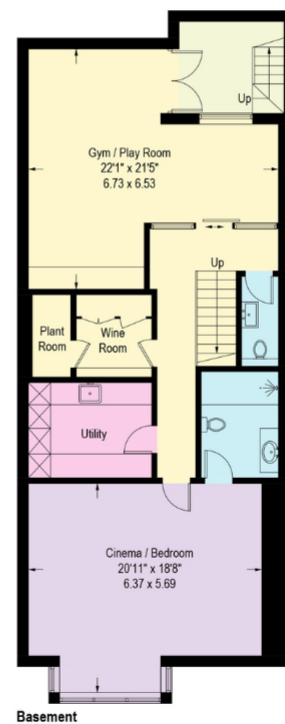
Elms Road is an attractive, wide residential street lined with substantial homes at the heart of Abbeville Village. The property is just moments from the area's popular boutique shops, cafés and restaurants. Clapham South and Clapham Common underground stations are only a short distance away, offering excellent transport links. A selection of outstanding schools and nursery schools are close by, and the open expanses of Clapham Common are located just around the corner.



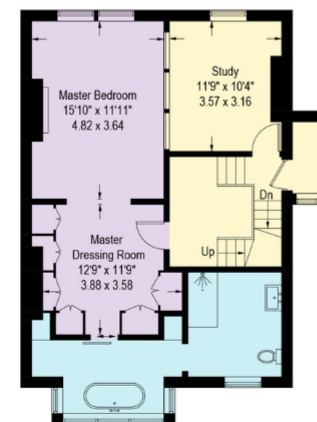




 = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 346.16 sq m / 3,726 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)

We would be delighted
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