



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

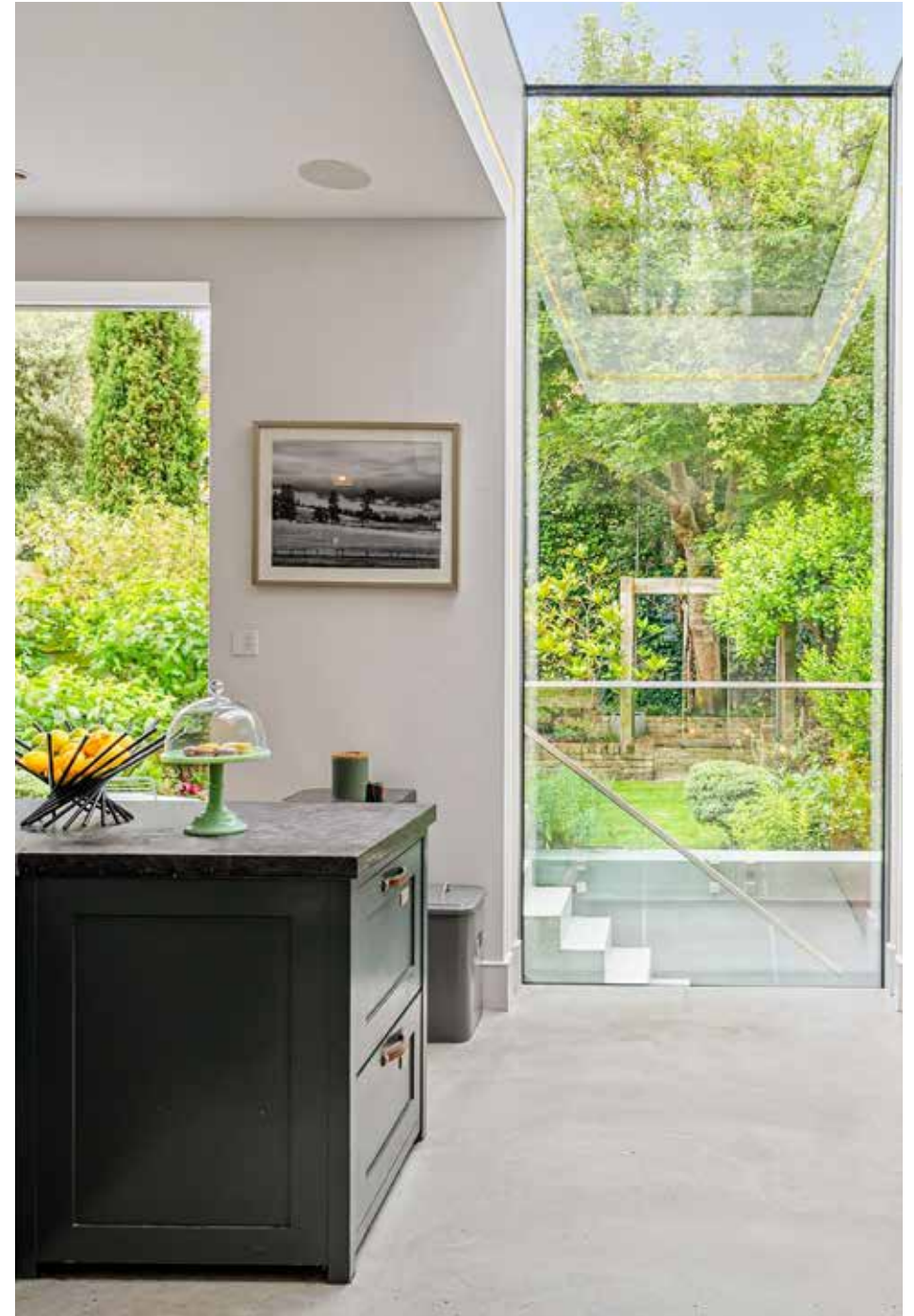
Tenure: Freehold

Guide Price: £3,750,000



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.

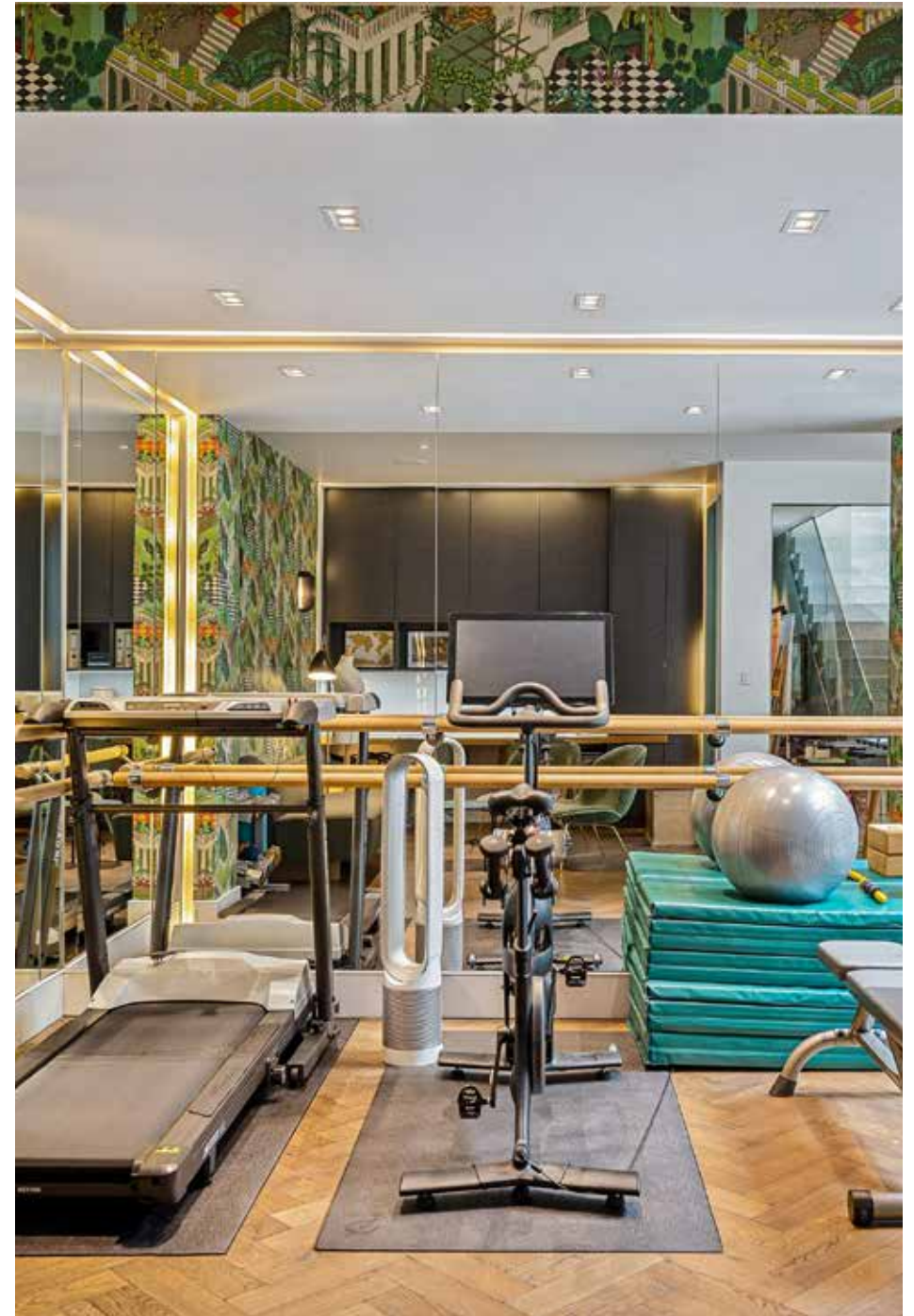
Across the upper floors, the house provides four further bedrooms and a study. The principal suite occupies the first floor and benefits from a generous dressing room and a luxurious en suite bathroom. A further study on this level offers an ideal working from home space overlooking the garden. The second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









(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
to tell you more.

Camilla Heywood
+44 20 8682 7779
camilla.heywood@knightfrank.com

Knight Frank Wandsworth
26 Bellevue Road
London, SW17 7EB

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.