

ELMS ROAD | LONDON SW4



savills

This beautiful house has been extensively updated and extended by the current owners to an exacting standard offering a wealth of exquisite living and entertaining space.

Approached through the front garden, the door opens onto the stunning hallway with herringbone wooden flooring. The property opens up on the left through double doors and comprises a double reception room. The front reception room has beautiful ornate plasterwork ceiling, a large fireplace and bi fold doors that lead to the rear. The rear reception room also boasts pretty ornate cornicing, a decorative fireplace and wooden flooring, with underfloor heating creating a stunning space to relax and entertain.

Adjacent is the extended kitchen breakfast room which has been designed to allow for a large dining table. The spectacular kitchen/family room is bathed with light and fitted with light grey matt units and integrated Miele appliances, with the island having been designed to create a breakfast bar. The room offers an abundance of space for a dining table and opens onto the garden through Crittall doors.

The over 74 ft secluded south west facing garden is paved to the front, perfect for outdoor seating and Astro to the rear creating an ideal all year play area with a trampoline area beyond. The garden is planted with mature shrubbery, automatic watering system and offers a wonderful outdoor space to enjoy.

The lower ground floor boasts a bedroom to the front with en-suite bathroom, a utility room to the middle and to the rear an incredible family room which is currently being used as a cinema room with a large range of fitted cupboards and shelves.



The family room opens onto a terrace through Crittall doors which can also give access to the gym. Both the gym and family room have access to a courtyard with stairs up to the garden.

The first floor comprises three double bedrooms all with fitted wardrobes. The primary bedroom is situated to the front and boasts a generous en-suite bathroom with twin sinks and both a bath and shower. There is an additional en-suite on this floor. A further three bedrooms are located on the second floor along with a further bathroom and access to the loft storage area.

The house has CAT 6 wiring throughout, Luton light settings and networked audio system.

Elms Road is considered one of the most prestigious roads in the Abbeville Village and is extremely close to the many popular shops and restaurants located on Abbeville Road.

It is ideally situated running off the South Side of Clapham Common and therefore benefits from its excellent facilities and open green spaces.

For transport links, Clapham Common and Clapham South Underground Station provides Northern Line services into The City and West End. A fantastic selection of bus routes are also in the area.

The area is also renowned for its many good schools, both state and private for example Thomas's Clapham.

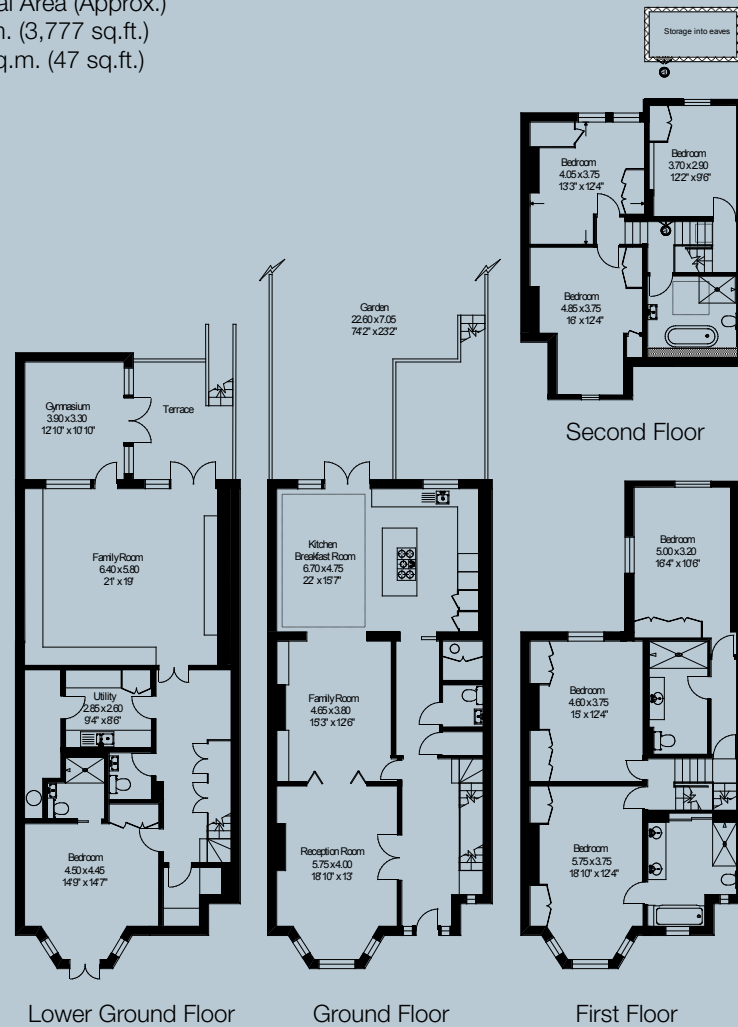
Accommodation

Front reception room ♦ Rear reception room ♦ Family room ♦ Kitchen/breakfast room ♦ Family room ♦ Gym ♦ Terrace ♦ Seven bedrooms ♦ Four bathrooms ♦ Utility ♦ Garden ♦ Freehold ♦ EPC=D
Lambeth





Gross Internal Area (Approx.)
350.9 sq.m. (3,777 sq.ft.)
Plus 4.4 sq.m. (47 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		

Viewing: Strictly by appointment with Savills.

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