

Hamptons

INTERNATIONAL



Elms Road, London, SW4

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GUIDE PRICE

£3,000,000

(£3,000,000)

Property details



Key features

- Sought After Location
- Beautifully Presented
- Spacious Reception Room
- Additional Reception/Cinema Room
- Bright And Open Kitchen/Dining
- 43'" Garden
- Five Bedrooms
- Dressing Room
- Three Bathrooms
- Utility

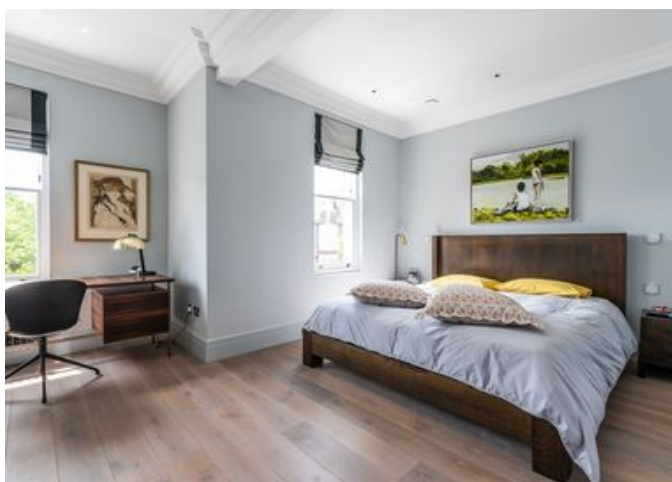
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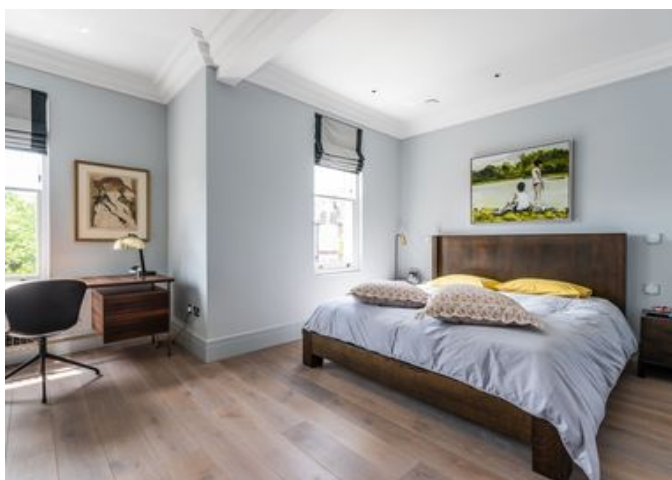
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Description

A beautifully presented five bedroom family home with a fantastic garden, ideally located on one of Clapham's most sought after roads. Situated on one of Clapham's most sought-after roads, this beautifully designed five-bedroom family home offers an excellent balance of style, comfort and contemporary living across three thoughtfully arranged floors. The property opens into a welcoming entrance hall leading to a bright and spacious front reception room with a striking fireplace and gas fire, enhanced by elegant glazed Crittall-style doors which create a wonderful sense of openness and flow between the spaces. There is also a separate reception/cinema room with bespoke fitted entertainment and storage units. To the rear, a stunning kitchen/dining room forms the heart of the home, flooded with natural light from skylights, large windows and bifold doors opening onto the beautifully landscaped 43'8 ft garden with both patio and lawn areas. Finished to a high standard, the kitchen features marble worktops, extensive cabinetry, integrated appliances and a Quooker hot water system, while a separate utility room is conveniently located in the basement. The first floor comprises three double bedrooms, including a superb principal suite with a walk-in wardrobe and elegant marble ensuite bathroom with double vanity, alongside two further double bedrooms with built-in storage and an additional marble family bathroom. The top floor offers two further bedrooms, one with built-in wardrobes and the other benefitting from a modern ensuite bathroom, while all bedrooms feature bespoke fitted storage. Further benefits include underfloor heating, an integrated surround sound system, automated blinds and an ambient lighting system throughout. Situation Elms Road is one of the most sought-after roads in Clapham, located between Abbeville Village and Clapham Common, a short distance from the charming high street of Abbeville Village which features an assortment of shops, boutiques, restaurants, bars and cafes. Transport is excellent with Clapham Common underground station close by and good nearby bus routes. The area further benefits from an excellent selection of local state and private schools including nearby Eaton House, Parkgate School, Thomas's and L'école de Wix Lycée français. Property Ref Number: HAM-65019







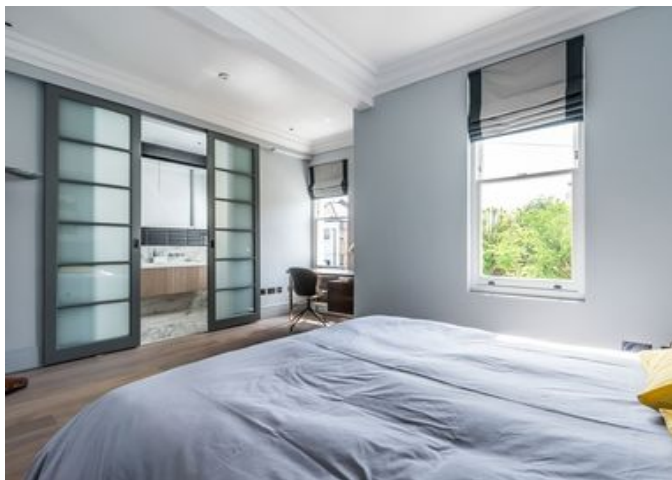




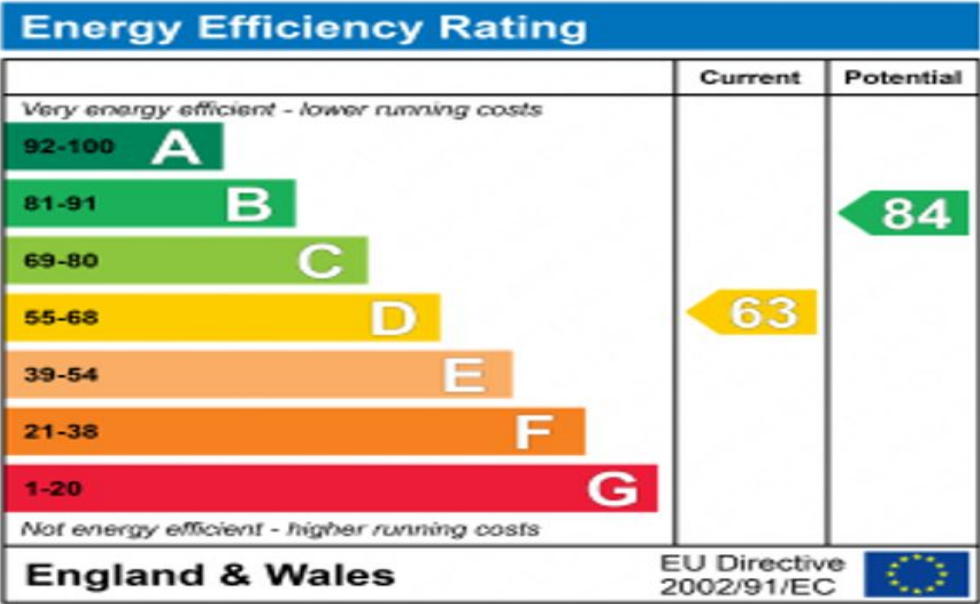












Floor plan

ELMS ROAD

Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

First Floor = 888 sq. ft. (82 sq. m.)

Second Floor = 1190 sq. ft. (110.6 sq. m.)

Third Floor = 872 sq. ft. (81.0 sq. m.)

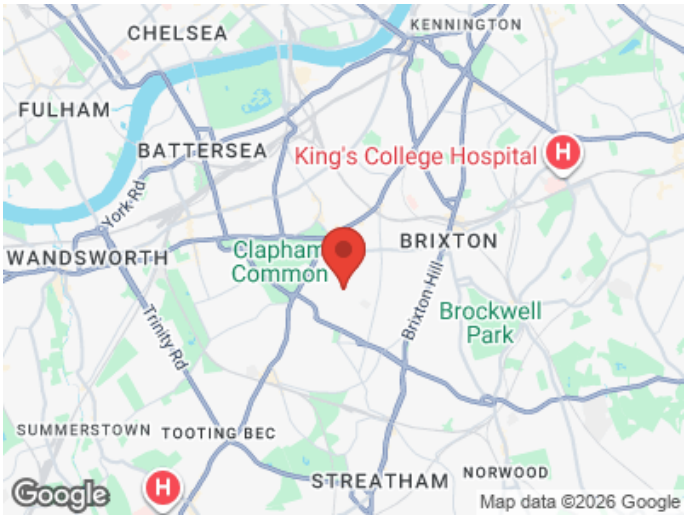
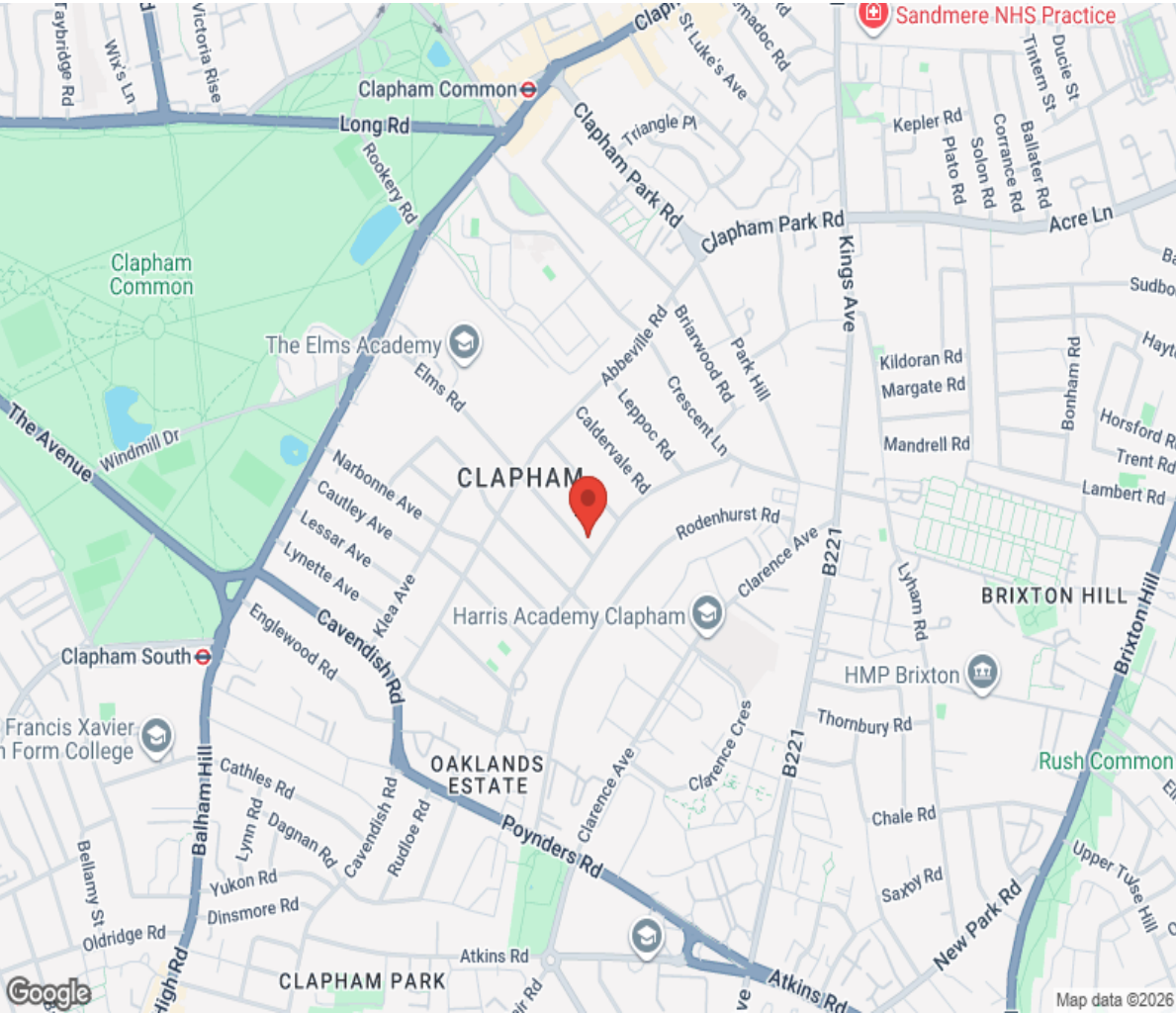
Fourth Floor = 668 sq. ft. (62.1 sq. m.)

Reduced Headroom / Eaves = 55 sq. ft. (5.1 sq. m.)

Total = 2673 sq. ft. (267.0 sq. m.)



Location



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