



**Elspeth Road, SW11**

**£1,350,000**

**Dexters**



## Elsbeth Road, SW11

An exceptional fully extended four double bedroom freehold home measuring over 2,000 sq ft over three floors on the sought after Elsbeth Road. The property comprises of a double reception room, modern eat-in kitchen, three bathrooms, separate WC, utility room, private roof terrace & garden.

As you enter through the front door you have a spacious double reception room on the right hand side with high ceilings, bespoke cabinetry and beautiful feature fireplace. The extended kitchen can be accessed from both the hallway and reception room and has a well proportioned breakfast bar, integrated appliances and plenty of space for dining. Large bifold doors open up to a low maintenance private garden for the perfect inside to outside entertaining space. The WC and utility room complete the ground floor accommodation. Upstairs you have the Principal bedroom with built in storage and large ensuite. A further double bedroom and family bathroom is on this floor. Upstairs you have another two double bedrooms, family bathroom and private roof terrace.

Elsbeth Road is ideally situated just moments from Clapham Common, with its vast green spaces, outdoor activities, and vibrant local scene. Several Ofsted-rated Outstanding schools are located nearby.

### Features

- Fully Extended Freehold
- Four Double Bedrooms
- Three Bathrooms & WC
- Private Garden & Terrace
- Measuring Over 2,000 Sq Ft
- Separate Utility Room







# Elspeth Road, London, SW11



Total area (approx.) : 185.9 sq. m (2001 sq. ft)  
Total roof terrace area (approx.) : 11.3 sq. m (122 sq. ft)