



**Elsbeth Road, SW11**

**£1,200,000**

**Dexters**



## Elspeth Road, SW11

An exceptional six double bedroom freehold home measuring over 1,750 sq ft over three floors on the sought after Elspeth Road. The property comprises of a large reception room, modern kitchen, three bathrooms, separate WC, cellar & private west facing garden.

As you enter through the front door you have a spacious reception room on the left hand side with high ceilings and a feature fireplace. The modern kitchen benefits from a well proportioned breakfast bar with integrated appliances. The low maintenance, west facing garden is accessible through both the kitchen and living area at the rear of the property for the perfect inside to outside entertaining space. Upstairs you have the Principal bedroom with an en-suite bathroom. A further two double bedrooms and family bathroom are on this floor alongside an additional WC. Upstairs into the loft conversion you have another three bedrooms and family bathroom.

Elspeth 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

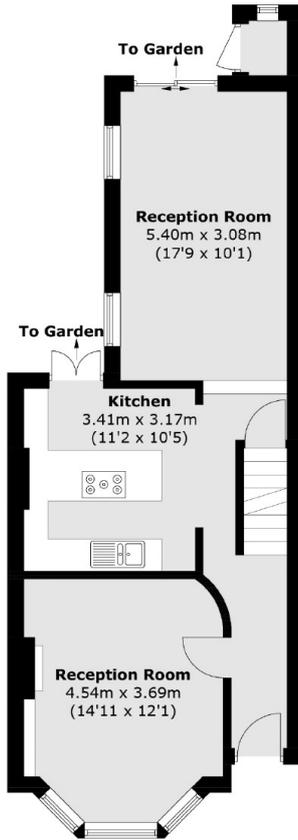
- Freehold Home
- Six Double Bedrooms
- Three Bathrooms & WC
- Private Garden
- Extension Opportunity



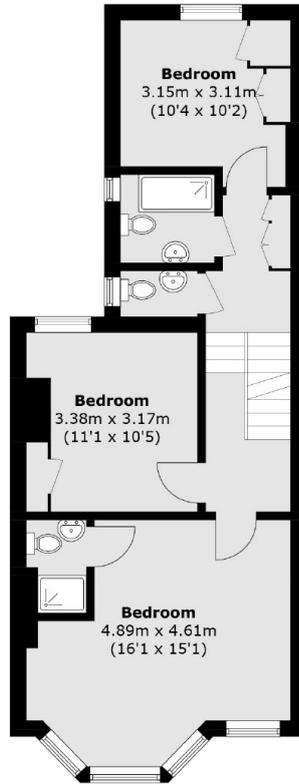




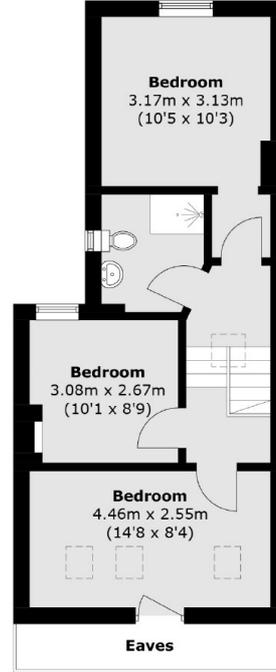
# Elspeth Road, London, SW11



**Ground Floor**



**First Floor**



**Second Floor**



## Cellar

Total area (approx.): 162.6 sq. m (1750.1 sq. ft)  
External Cupboard (approx.): 0.8 sq. m (8.6 sq. ft)  
(Including Cellar / Excluding Eaves)