



ELMS CRESCENT, SW4

£2,000,000

- Abbeville Village
- Fully extended
- Five bedrooms
- Three bathrooms
- South east facing garden
- Energy rating: D







## ABOUT THE HOME

A beautifully presented family home that has been extended to provide an excellent mix of living and entertaining space. The property comprises a spacious double reception room with original partition doors, cloakroom/WC and an open plan kitchen dining area with doors leading to a larger than average, mature south east facing garden. The property also benefits from a cellar. To the first floor are three double bedrooms and a family bathroom, and to the top floor there are two additional bedrooms, one with en suite and Juliet balcony, and a further bathroom.

Elms Crescent is a consistently sought after residential road close to the heart of Abbeville Village and all the amenities it has to offer. Clapham Common and its Underground station are both within easy reach, along with numerous excellent pre-school nurseries and primary schools in both the state and private sectors.











Total area (approx.): 199.0 sq. m (2,142.0 sq. ft)  
(Including Cellar)  
External Cupboard: 1.0 sq. m (10.8 sq. ft)

#### JACKSONS CLAPHAM

73 Abbeville Road, London,  
SW4 9JN  
Sales: 020 8487 3177  
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Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.