



Elms Road, London SW4



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Upon entering the property, you are greeted by a generous entrance hall, to the right is the formal double reception room. To the rear is the kitchen with a central island and breakfast bar. Leading from the kitchen is the patio garden.

Downstairs, two ensuite guest bedrooms are positioned at the front and the rear. There's a utility room, separate WC, a family room, and a kitchen with bar area.

On the first floor is the principal bedroom complete with a dressing room with fitted wardrobes and an ensuite bathroom. There is also a bedroom and guest WC. Two further double bedrooms are on the second floor.



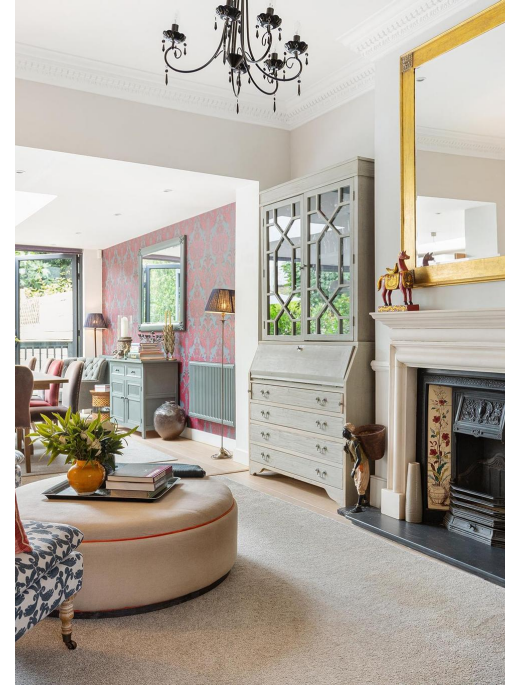
Guide price: £4,250,000

Tenure: Available freehold

Local authority: London Borough of Lambeth

Council tax band: G









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**Approximate Gross Internal Floor Area
350.4 sq m / 3772 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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