



ELSENHAM STREET, LONDON, SW18
£4,975.00 per month*

Carter Jonas

ELSENHAM STREET, LONDON, SW18 5NS

- Four double bedrooms
- Two bathrooms
- Double reception room
- Eat in kitchen
- Available from early September
- Unfurnished
- Long term let
- Large garden
- Outdoor kitchen
- Separate utility room with WC

THE PROPERTY

This elegant property, thoughtfully arranged over three floors, maintains its robust original features while offering modern comforts. The home includes four spacious double bedrooms, one four-piece bathroom with underfloor heating on the first floor, and an additional bathroom on the top floor. The master bedroom is particularly noteworthy, featuring ample storage.

On the ground floor, you will find a charming double reception room at the front of the house with partition doors to separate into two separate reception rooms. This seamlessly flows into a large, extended family kitchen featuring a log burner, fitted ceiling speakers and a separate casual seating/TV area. The ground floor is completed with a utility room and downstairs bathroom. The kitchen, utility and downstairs bathroom all have the benefit of underfloor heating. The space is perfect for everyday living and hosting gatherings, opening directly onto the beautifully landscaped garden, with outdoor speakers, fantastic lighting and fitted bench seating, ideal for outdoor relaxation and family activities. The outdoor kitchen, featuring flawlessly finished carbon steel units and worktop, offers a unique cooking setup designed to delight your guests. From family gatherings to impromptu celebrations, this outdoor kitchen serves as the centrepiece for memorable moments.

Conveniently located within a short walking distance of the local shops and amenities in Southfields and Wimbledon Park, the residence is also close to several highly regarded local schools, District Line Underground Stations, and the lush green spaces of Wimbledon Park. This makes it an ideal location for family living.

This residence boasts beautiful thoughtful design and is situated in a location where you can enjoy all the amenities of Southfields with easy access to central London.

A beautiful, newly redecorated family home with a good sized southwest facing garden and outdoor kitchen, located on this prime road in Southfields.



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	London Borough of Wandsworth - Council Tax Band F

EPC Rating: C

Council tax band F (refer to Wandsworth's council website for current cost).

Available for a minimum term of 12 months.

Mains gas central heating, mains electric and mains water.

Internet & Mobile:

Further information on availability and speeds can be found on Ofcom's website.

At a rent of £4,975.00 per month:

Holding deposit of 1 weeks rent £1,148.07

Security deposit of 6 weeks rent £6,888.46

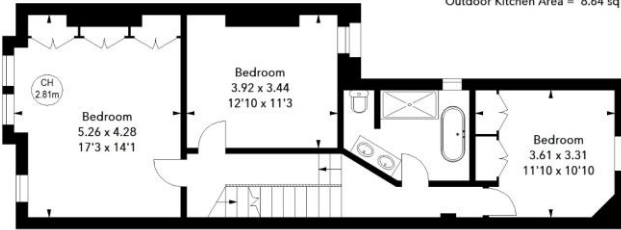


Elsenham Street, SW18

Approximate Area = 196.67 sq m / 2117 sq ft
(Including Eaves Storage & Excluding Outdoor Kitchen)
Eaves Storage Area = 9.01 sq m / 97 sq ft
Outdoor Kitchen Area = 8.64 sq m / 93 sq ft

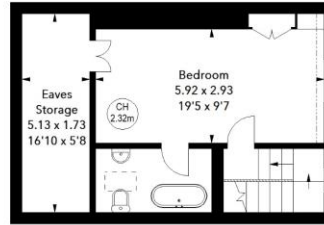


Key :
CH - Ceiling Height



First Floor

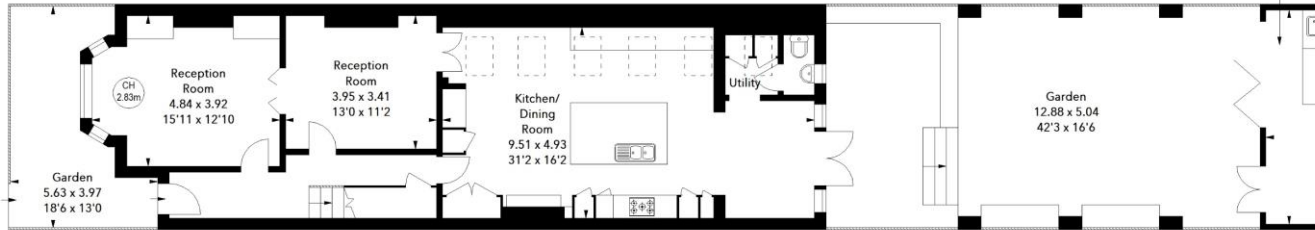
Approx. 66.33 sq m / 714 sq ft



Second Floor

Approx. 40.13 sq m / 432 sq ft

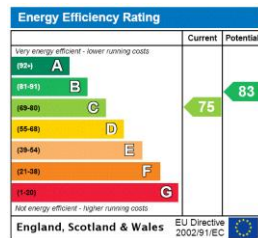
Outdoor Kitchen
5.64 x 1.53
18'6" x 5'0"



Ground Floor

Approx. 90.21 sq m / 971 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



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Classification L2 - Business Data

IMPORTANT INFORMATION

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