



ELSENHAM STREET, LONDON, SW18

£1,600,000

Carter Jonas

# ELSENHAM STREET, LONDON, SW18

This delightful five-bedroom family home offers excellent living space and well proportioned rooms throughout.

The property comprises a spacious reception room with a bay window, fireplace and log burner. There is a further reception room which can be used as a dining room or a playroom. Leading through to the rear is a fully extended, large open plan fitted kitchen area with a large dining area and a further seating/family area.

There are bi-folding doors leading out to a sunny westerly facing garden making it ideal for al fresco dining. The ground floor further comprises a utility room and a WC.

Upstairs on the first floor there are three bedrooms and a family bathroom. The top floor includes the principal bedroom with lots of fitted cupboards and an ensuite shower room as well as a further fifth bedroom.

Elsenham Street is widely recognised as one of the best roads in the Southfields Grid, with all of the artisanal shops, restaurants and the tube within 320 metres.

Sole Agents.

## AMENITIES

- Five bedrooms
- Super living space
- West facing garden
- Close to all amenities
- Freehold

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

**A DELIGHTFUL FIVE BEDROOM FAMILY HOME SET OVER 2100 SQFT ON THIS LOVELY ROAD IN THE HEART OF THE SOUTHFIELDS GRID AND BENEFITTING FROM A WEST FACING GARDEN.**





## Elsenham Street, SW6

Approximate Area = 195.09 sq m / 2100 sq ft

Key :  
CH - Ceiling Height



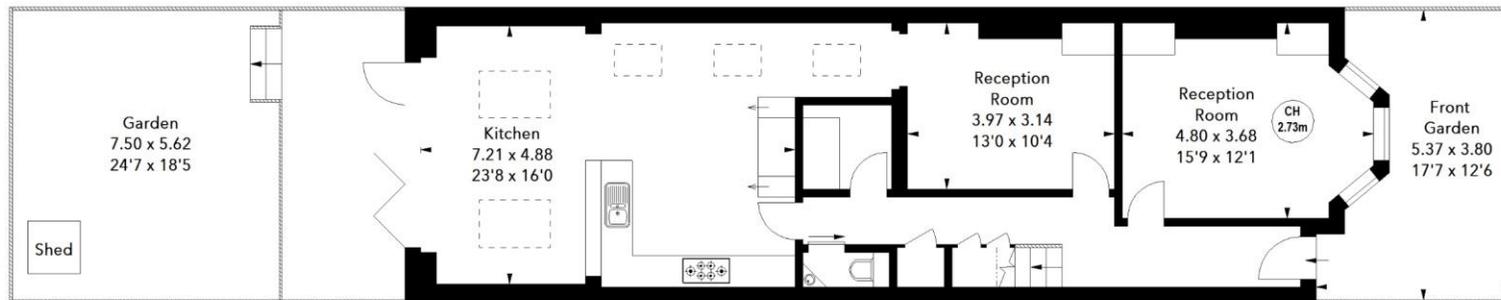
First Floor

Approx. 59.55 sq m / 641 sq ft



Second Floor

Approx. 48.59 sq m / 523 sq ft



Ground Floor

Approx. 86.95 sq m / 936 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		83
B		
(69-80)	70	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
Not energy efficient - higher running costs		
G		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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