





As you enter the house the double reception room is on your right. As you continue down the corridor, you have the W/C and the kitchen/dining room. There is pull out storage underneath the stairs along with various cupboards. From the kitchen, you access the garden. Underneath the kitchen extension is basement storage.

On the first floor, you have the master bedroom with ensuite, and two double bedrooms served by a family bathroom. There is an abundance of built-in storage in bedrooms throughout the house.

On the second floor, you have a study/workspace, and a further bedroom with second family bathroom. There is further built-in storage with sizeable eave-storage.

The house offers approximately 1991 sq. ft. with potential to extend further into the loft and into the side return. The house is sold with an approved planning application to add an additional bedroom over the ground floor extension. Located in the highly sought after Southfields Grid and close to all the shops, cafes, and restaurants of Southfields village centre and the District Line underground station, this house is a must see!

Elsenham Street, SW18 5NU



Internal area
Approximate gross internal area:
Total 1,991 sq ft/ 185 sq m

Energy Efficiency Rating		Current	Potential
Very energy-efficient (lower rating best)			
(92-104)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(13-38)	F		



Elsenham Street

Approximate Gross Internal Area = 172 sq m / 1851 sq ft
 (Including Eaves)
 Basement = 13.0 sq m / 140 sq ft
 Total = 185 sq m / 1991 sq ft

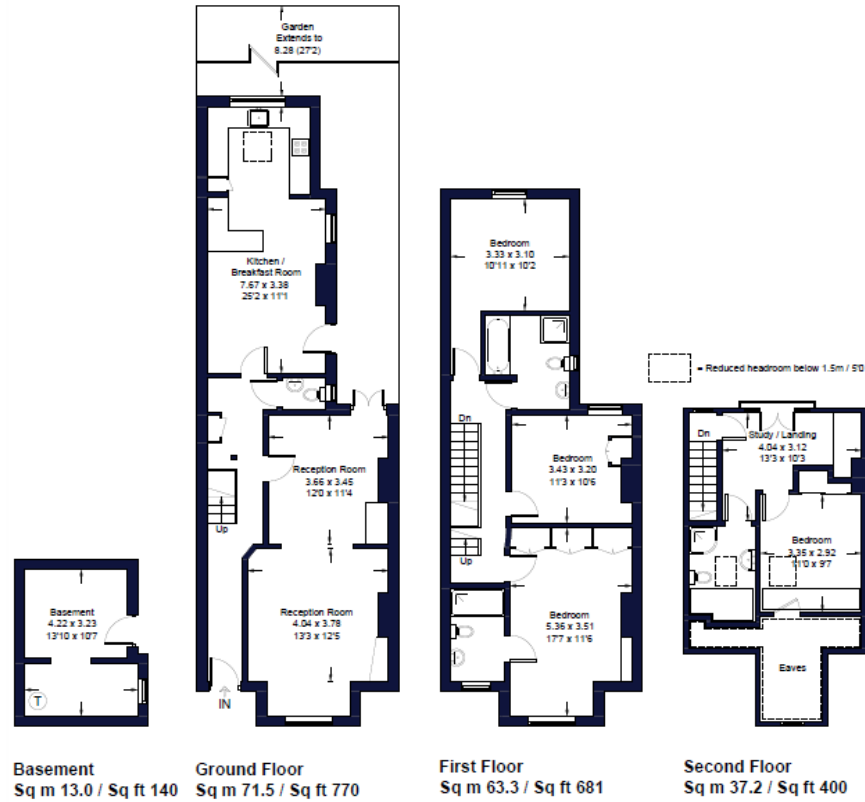


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