



Elms Road, SW4

£450,000 Leasehold 994+ years remaining

350 sq ft (33 m²) • Close to transport • Underfloor heating
• 5 year warranty • 994 year lease • No ground rent •



Douglas
& Gordon



Contemporary living and iconic heritage combine in Myers Court, a luxury development in the heart of historic Clapham.

Located on the second floor of the building, as you walk through the front entrance, you are welcomed with an open-plan living and kitchen. Referencing the area's rich heritage, the aim was to create an interior concept which combined contemporary understated elegance and sophistication with the essence of art deco. Crisp detailing in brushed stainless steel against the warmth of natural oak flooring. The dark wood finish of the kitchen contrasts beautifully with Calacatta effect quartz worktops and splashbacks.

Thanks to its grand windows and high ceilings, the development benefits from a light and airy atmosphere with an abundance of light which floods through this south west facing apartment. As you walk to the master bedroom, you have smart, built-in wardrobes with ample storage.

With a picturesque communal garden ideal for families or hosting guests and if that isn't enough the expansive greens of Clapham Common are less than 100m away. Furthermore Myers Court is perfectly situated between the lively Clapham high street and the secluded suburban jewel that is Abbeville road.

Myers Court is a premium development with the highest quality built in appliances, a 5 year warrant, being a small development somewhere that you know your neighbours and have a sense of community.

Approximate gross floor area:
350 sq ft (33 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

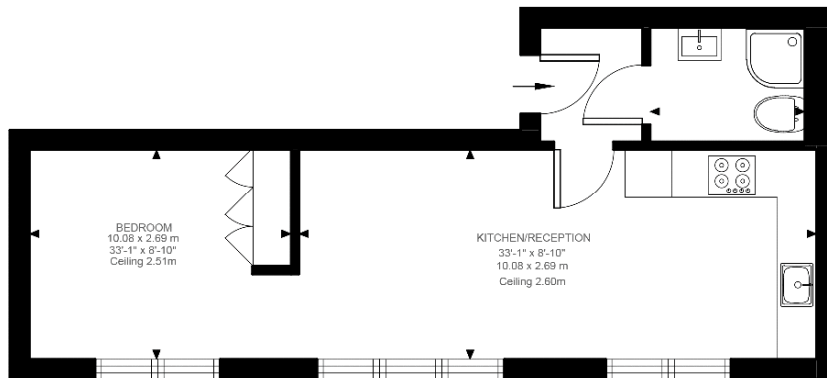
As defined by RICS code of
measuring practice

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 8 May 2024

Elms Road, Clapham, SW4



APPROXIMATE GROSS INTERNAL (LIVING) AREA
32.51 SQ.M / 350 SQ.FT

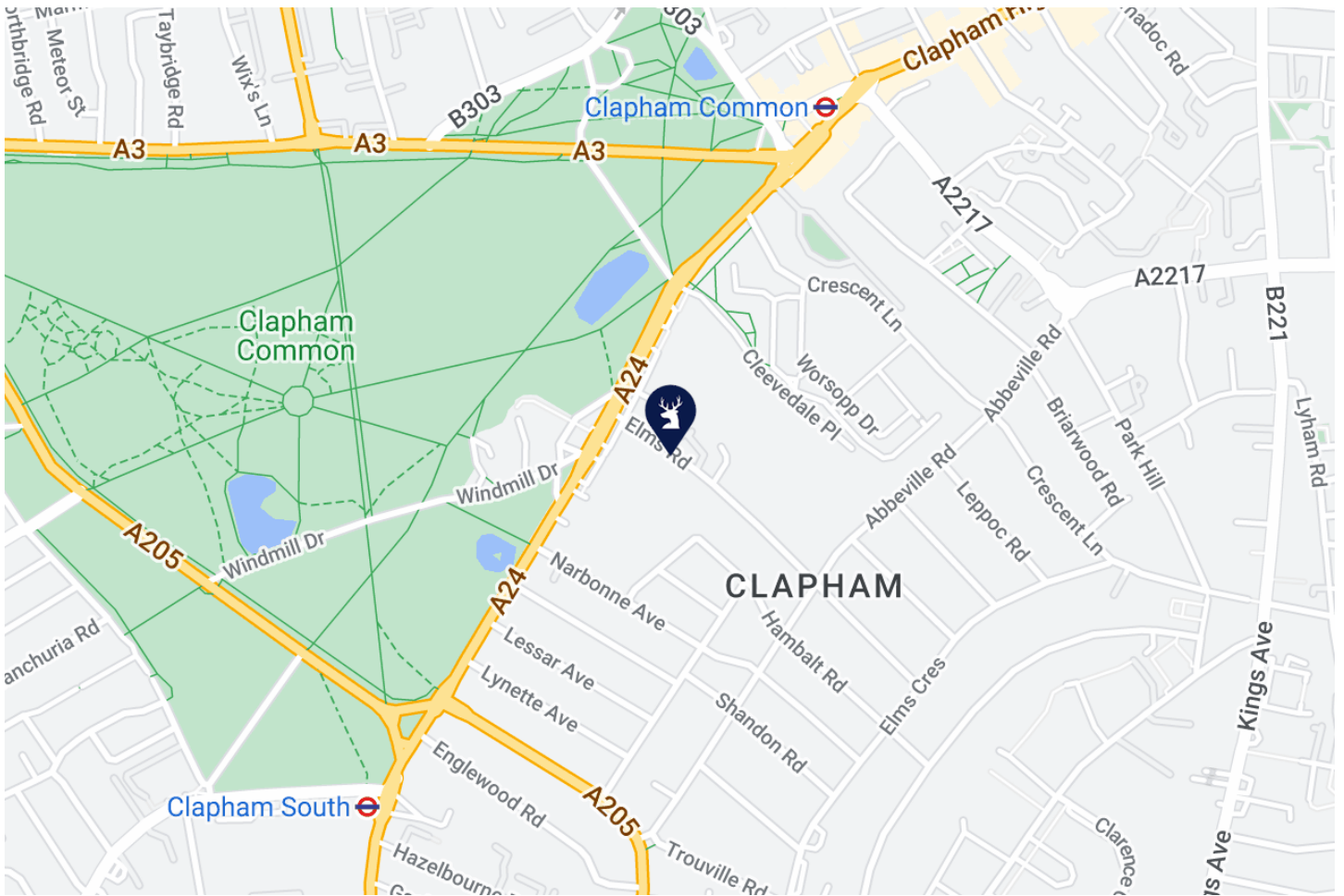


SECOND FLOOR
350 SQ.FT / 32.51 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Clapham Common
550m (6 mins) (Line of sight)
Gross floor area: 350 sq ft (33 m²)
Local authority: Lambeth
Council tax band: Unknown
Ground rent: £0.00
Service charge: £1,200.00



* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

Pimlico & Westminster Office

41 Paradise Walk, SW3 4JL
pimlicosales@dng.co.uk

020 7931 8200
douglasandgordon.com

rightmove 


Douglas
& Gordon