

RUSSELL SIMPSON

Sophisticated flat with double-height
ceilings and contemporary interiors
in a converted Victorian school

THE VILLAGE
BATTERSEA SW11

The Village

£4,950,000

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>5,705 <small>SQ FT</small></div> <div>530 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>Wandsworth Council</div>
<div>BATHROOMS</div> <div>3</div>		<div>EPC</div> <div>B</div>	<div>COUNCIL TAX</div> <div>H</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>967 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£13,408 <small>P/Y</small></div>

The Property

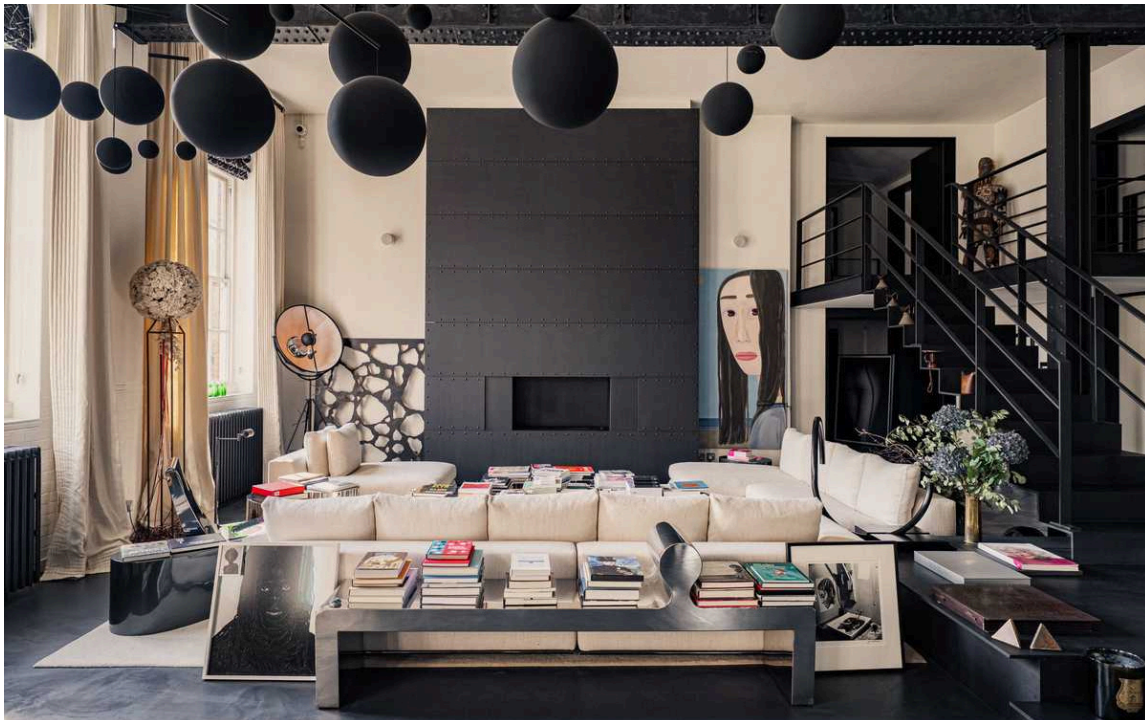
Spectacular and spacious three-bedroom flat with secure parking and lift





The Reception Room

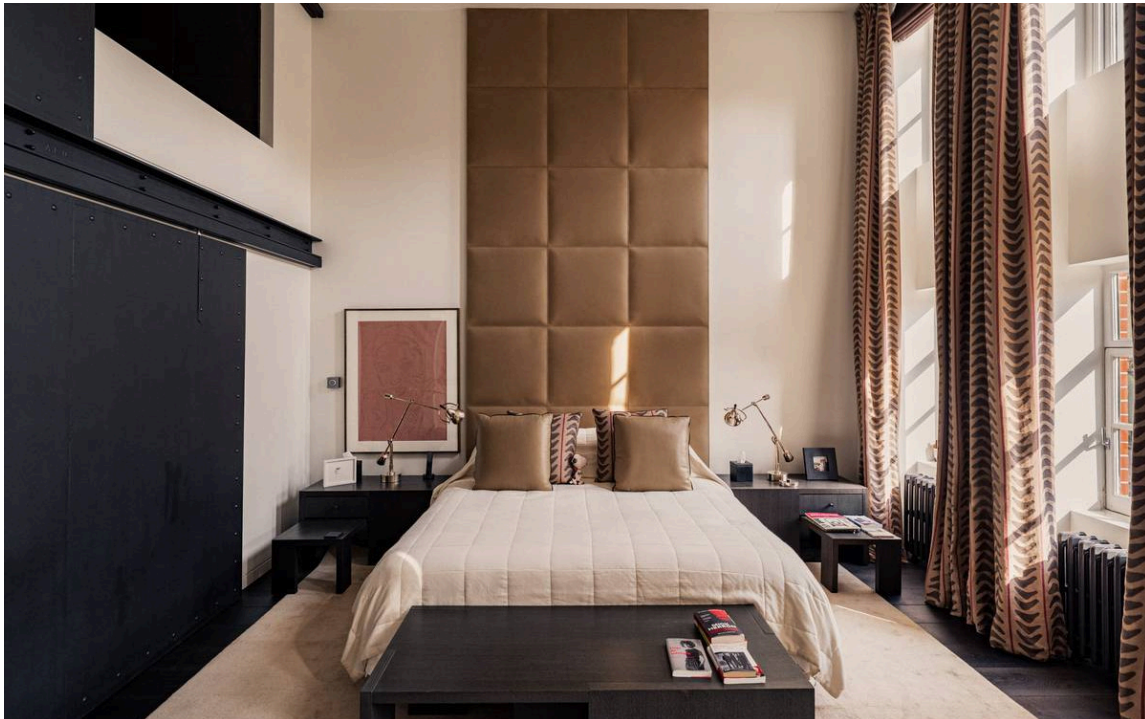
Stepping into the flat on the first floor, the front hall opens onto a spectacular living space, beautifully designed by Francois Catroux. Double height ceilings (4.58m) and full-length south-facing windows create a loft-like feel of brightness and volume. The room features an open-plan kitchen with an island, as well as enough room for separate dining and seating areas. A cosy TV room makes this the perfect entertainment space.





The Bedrooms

All three double bedrooms have ensuite bathrooms, while the principal bedroom features an ensuite WC and a generous dressing room. Furthermore, this floor offers a utility room, a library, which can also be used as a study, and further storage space.





Indoor Spaces

The flat also features a mezzanine floor, containing a long gallery overlooking the living space below, that provides the perfect space for hanging art. A gym completes this level.



The Design

The flat has been designed in a contemporary style and presented in immaculate condition. Bold decorative details and a dramatic colour scheme add to the sophistication of this unique space.



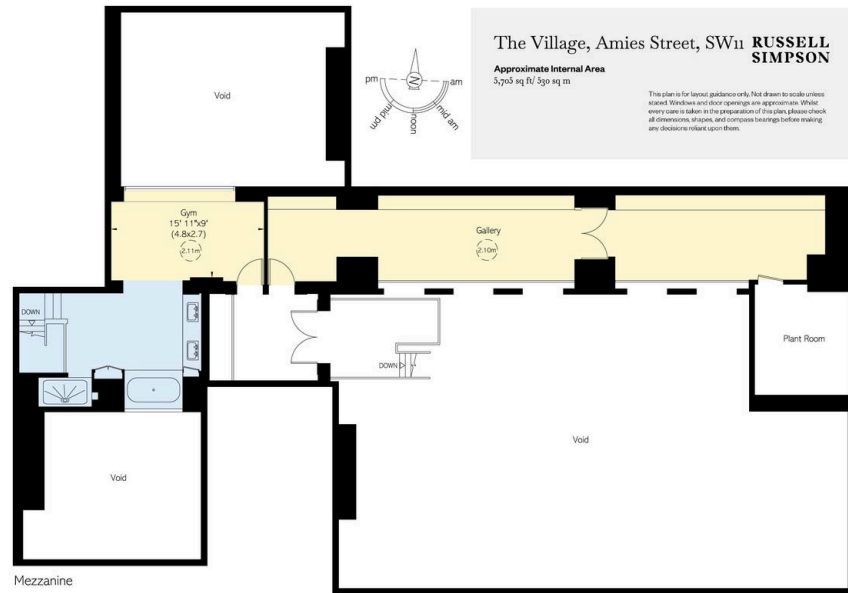


The Building

The Village is a late-Victorian school converted into a spectacular apartment building. The private, gated development with shared gardens, it is a short walk away from Clapham Junction station. Residents have the right to three secure parking places.

The Neighbourhood

Amies Street is a quiet residential road in Battersea. From here, the open spaces of Battersea Park are close, while Clapham Common is also nearby. Furthermore, Clapham Junction station is a short walk away, offering a quick connection to Victoria Station. Finally, nearby Lavender Hill is lined with a range of supermarkets, restaurants and shops.



**RUSSELL
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