



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

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

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.





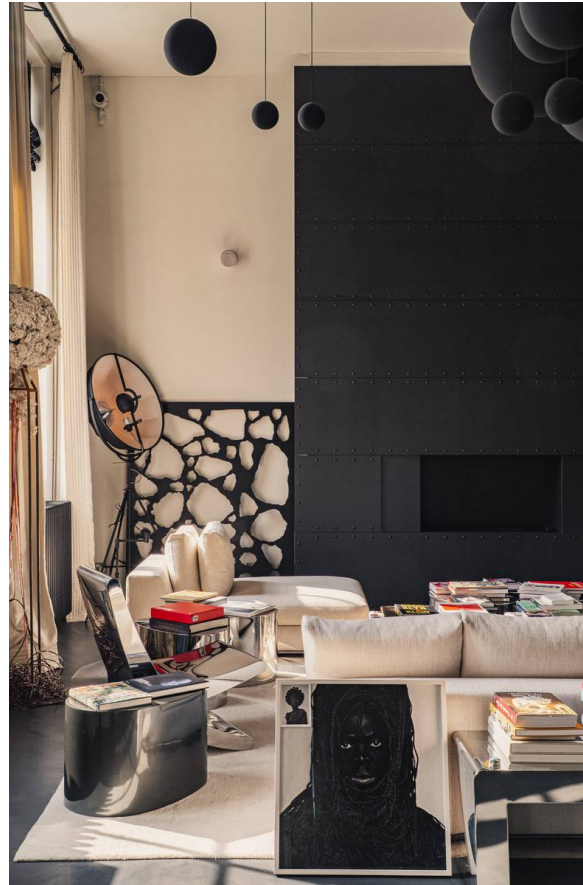
Indoor Spaces

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.



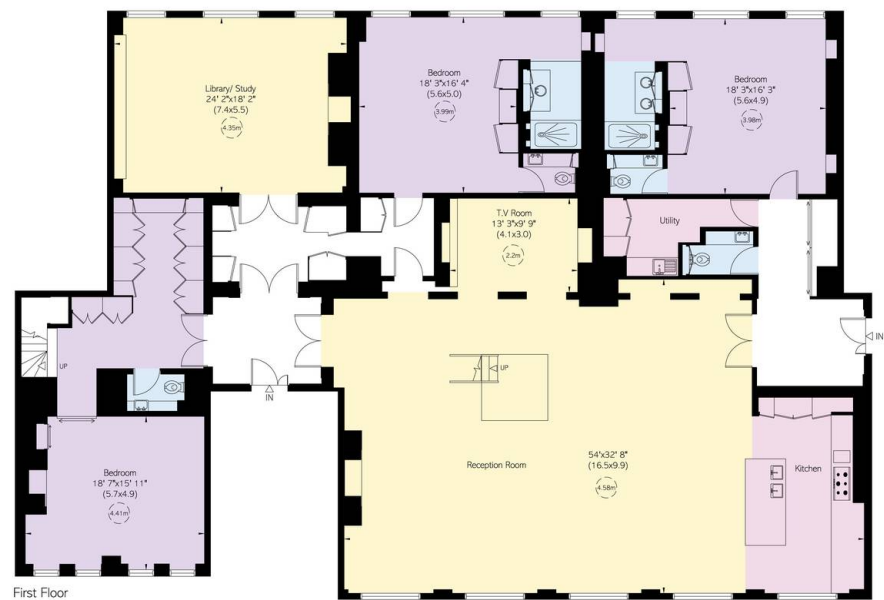
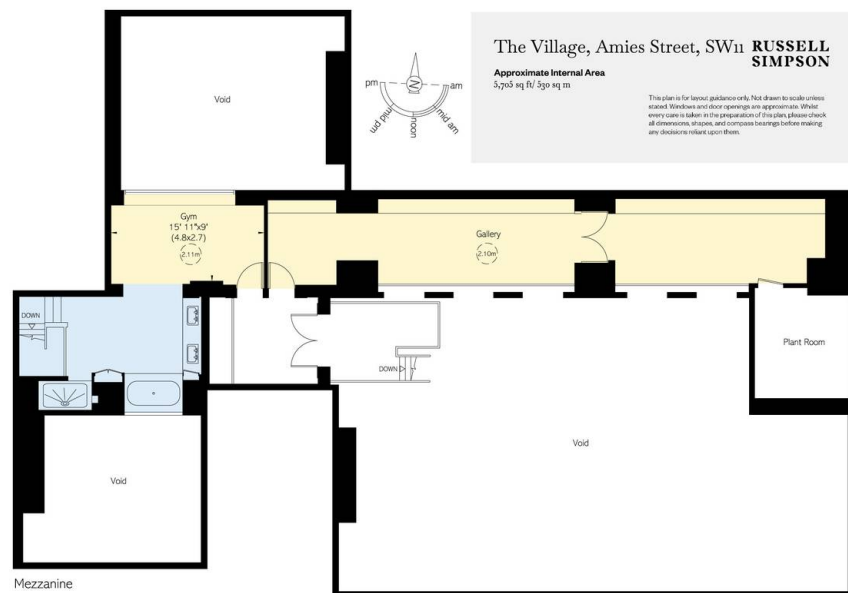


The Building

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.



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