

# RUSSELL SIMPSON

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

THE VILLAGE
BATTERSEA SW11

BEDROOMS 3	INTERNAL $5,705$ so ft	OUTDOOR ——	Wandsworth Council
BATHROOMS 3	530 sam	B EPC	COUNCIL TAX
Share of freehold	lease length $968$ years	GROUND RENT ——	service charge $\pounds 13,\!408$ p/y





# The Property

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

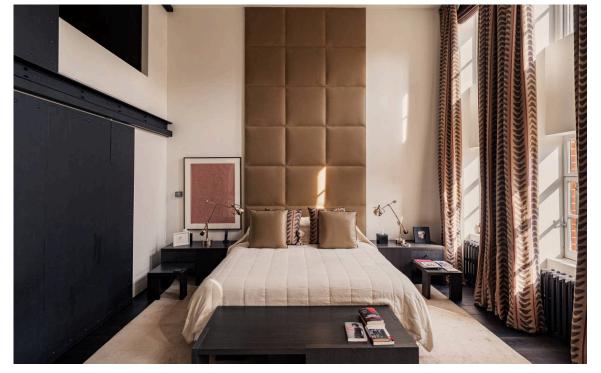




#### The Reception Room

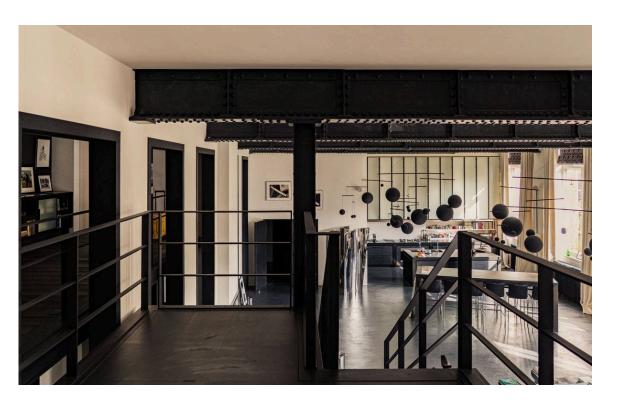
Stepping into the flat on the first floor, the front hall opens onto a spectacular living space, beautifully designed by Francois Catroux. Double height ceilings (4.58m) and full-length south-facing windows create a loft-like feel of brightness and volume. The room features an open-plan kitchen with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

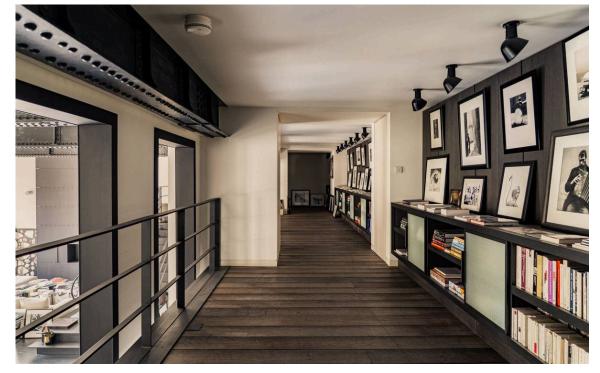




#### The Bedrooms

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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