



RUSSELL SIMPSON

Spectacular loft-style apartment
with exceptional ceiling height and
private balcony

OLD LIBRARY APARTMENTS
BATTERSEA SW11

Old Library Apartments

£2,600 _{P/W}

BEDROOMS 3	INTERNAL 2,762 _{SQ FT} 256 _{SQM}	OUTDOOR 221 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 2		EPC D	COUNCIL TAX Wandsworth Council, G



The Property

Beautifully designed three-bedroom apartment presented in superb condition with sophisticated contemporary interiors.



Indoor Spaces

Entering the flat, the front hall opens onto a magnificent open-plan reception space with spectacular loft proportions and exposed brick walls that create a sense of historic grandeur. The generous space features soaring ceilings with exposed red structural beams, complemented by large sash windows and French doors that fill the space with light. The sophisticated design provides ample room for both seating and dining areas, enhanced by beautiful wooden floors throughout and a charming fireplace that adds warmth and character.

The reception room features a sleek kitchen featuring stylish fitted units and marble countertops, a central island, integrated appliances, and contemporary track lighting. The open-plan design creates an exceptional entertaining space while maintaining distinct zones for cooking and relaxation.

Off the reception room is a separate office space, perfect for working from home. There is also a utility room and a guest WC.





The Bedrooms

Upstairs are three well-proportioned bedrooms, including built-in storage and contemporary styling. The principal bedroom benefits from an ensuite bathroom with modern fixtures, while the additional two bedrooms are served by stylish family bathrooms featuring elegant finishes. A mezzanine level with distinctive red and grey railings adds to the property's unique loft character and provides additional space.





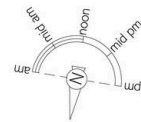
Outdoor Spaces

The property includes two balconies and a terrace, offering space for outdoor seating while enjoying elevated views across the surrounding urban landscape.



The Neighbourhood

Battersea High Street is an attractive address moments away from the open spaces of Battersea Park and the River Thames. The area offers many restaurants and shops along the historic high street, while Clapham Junction station provides excellent transport links across London. The vibrant Northcote Road market and boutiques are within easy reach.



Old Library Apartments, Battersea High Street, SW11

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Approximate Internal Area

2,782 sq ft / 257 sq m

Including limited use area

358 sq ft / 33 sq m

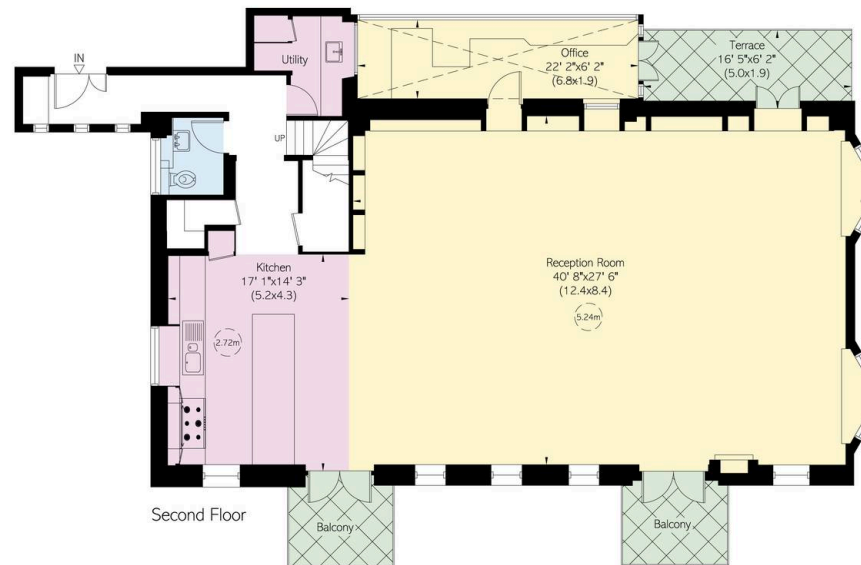
Outside Area

222 sq ft / 21 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, weights, and component bearings before making any decisions reliant upon them.



Third Floor



Second Floor

**RUSSELL
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