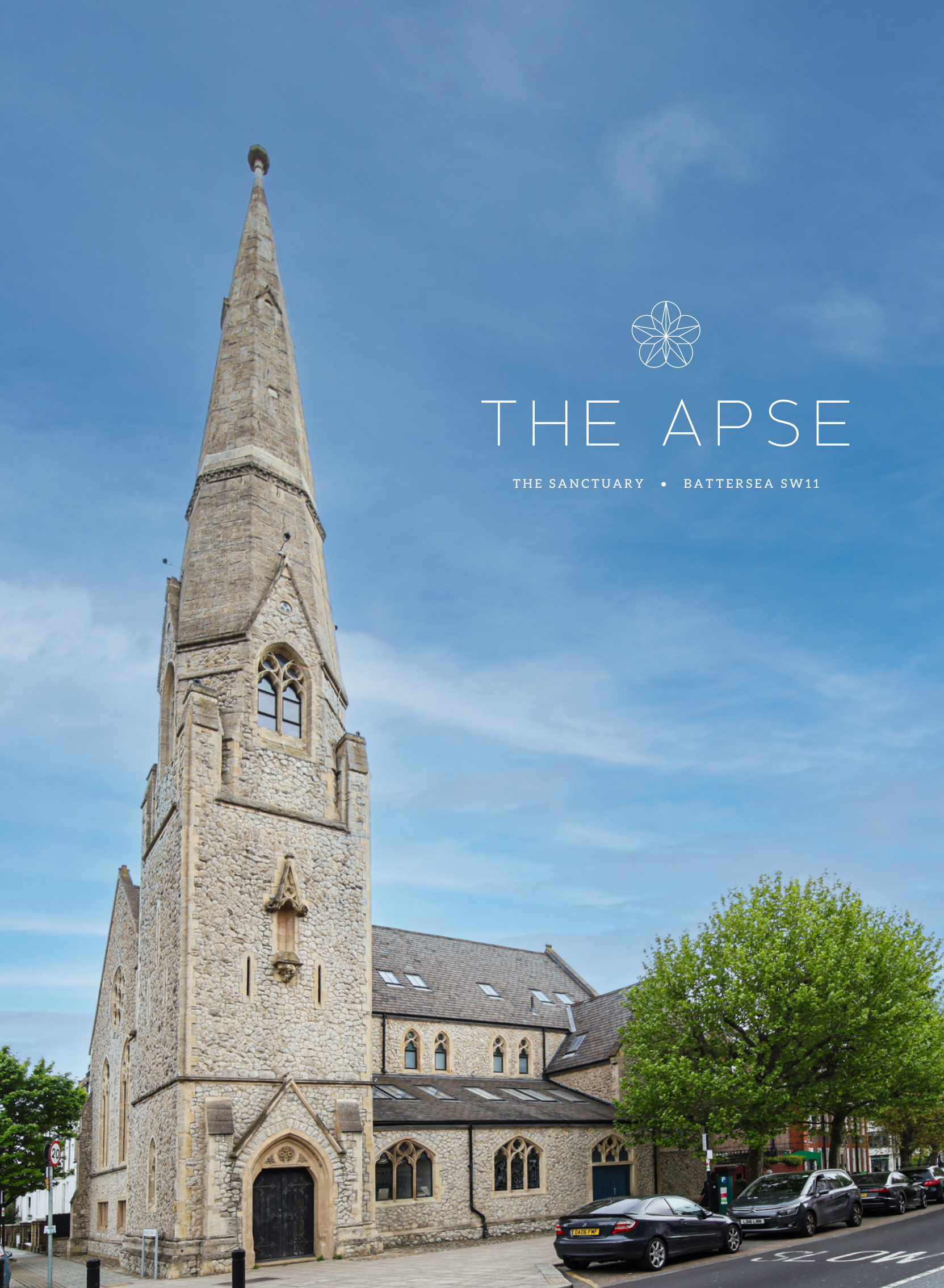




THE APSE

THE SANCTUARY • BATTERSEA SW11





If individuality and impeccable quality are high on your agenda – The Apse will not disappoint

Welcome to The Sanctuary at
The Apse Church, where you'll discover
an opulent blend of historical elegance
and contemporary design.

Once a revered Church solely reserved
for joyous occasions like weddings,
christenings, and Sunday services, this
cherished Church now offers a haven
of tranquillity amidst the vibrant pulse of
London. Imagine stepping into a world
where the echoes of history entwine with
modern luxury, creating an ambiance of
peace. Here amidst the bustling energy
of the city, find solace in the timeless
beauty and tranquillity of The Sanctuary.





The fabulous dining space is defined by its impressive vaulted ceiling, flooding light into the apartment and creating an awe-inspiring sense of drama.





Sculptural shapes, inspired by the inherent architecture of the original building, elevate The Apse to impressive levels of design excellence.





Encapsulating the essence of a well-designed kitchen equipped with premium quality integrated appliances. Flowing freely into the reception room creating a perfect environment for entertaining.





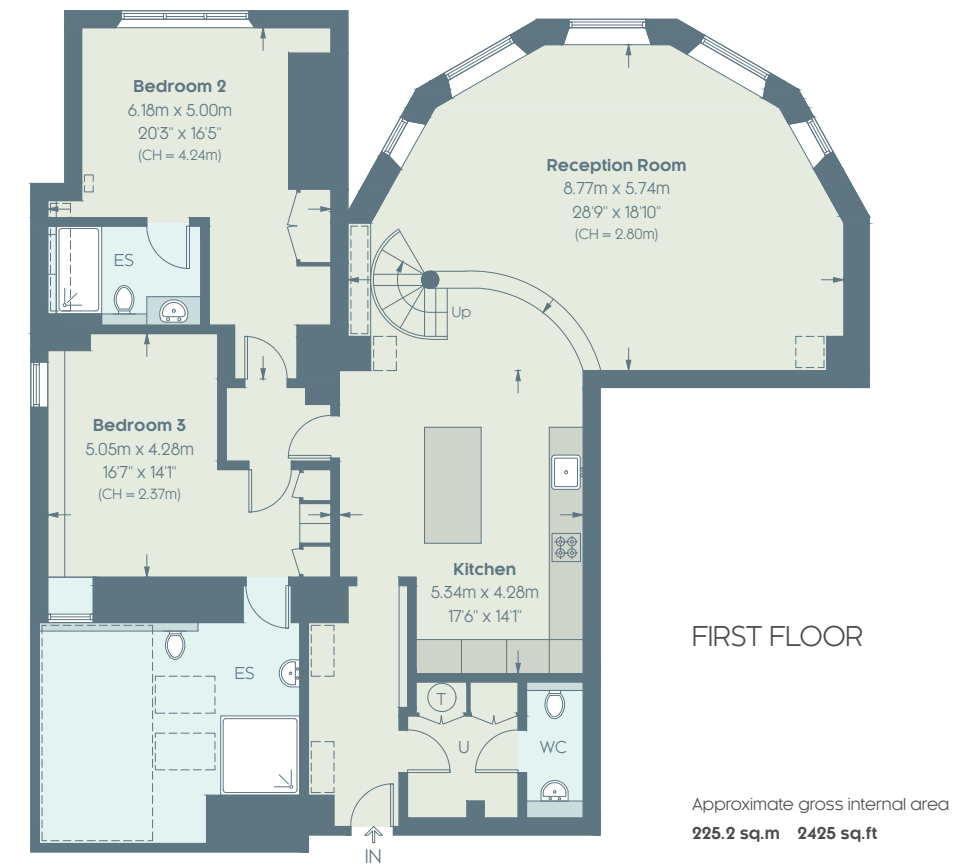
The mezzanine entertainment space has a concealed cocktail cabinet, TV cabinet with additional storage within the bookcase, along with a secret door to the principal bedroom. This adaptable space is yours to personalise, whether for entertaining, relaxation in the welcoming lounge or productivity in a serene office, tailored to your lifestyle with ease.





A stunning free-standing copper clad bath is the centrepiece of the principal bedroom, a luxurious, calming retreat in which to melt away the cares of the day.







Bespoke joinery and cabinetry has been expertly fashioned, with ample storage throughout all three bedrooms and the entire apartment, to compliment the craftsmanship and setting of the original architectural detailing.





Travel

On a favourable day Clapham Junction station offers remarkable travel times: A mere 6 minutes - Victoria, 8 minutes - Waterloo, speedy 20 minutes - Gatwick Airport. Additionally for those seeking the allure of the South Coast, a 45 minute drive awaits.

Local area

St John's Hill is celebrated for its vibrant culture scene, established as a coveted address for those craving a lively and inclusive sense of community.

Within walking distance, the renowned Northcote Road offers a variety of enticing options to explore; from cool cafe's to charming boutiques and fun bars, all within handy distance to local amenities. Immerse yourself in a dynamic yet sophisticated atmosphere brimming with possibilities.

Guide price: **£2,500,000**


Tenure Leasehold: **Approximately 991 years**

Service Charge: **£7,126 per annum**

Ground rent: **£498 per annum**

 3 bedrooms

 3 bathrooms

 2 receptions



Plans, and any information included in this brochure do not form part of any contract, and while reasonable effort has been made to ensure their accuracy, this cannot be guaranteed and no representation or warranty is made in that regard and all such representations and warranties (whether express, implied or otherwise) are excluded to the extent permitted by law. Prospective purchasers must satisfy themselves by inspection or otherwise as to the accuracy of any information given. May 2024.

Designed and produced by kbamarketing.co.uk



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