



Flat 9, Ship House
35 Battersea Square | Wimbledon | London | SW11 3RA

STEP INSIDE

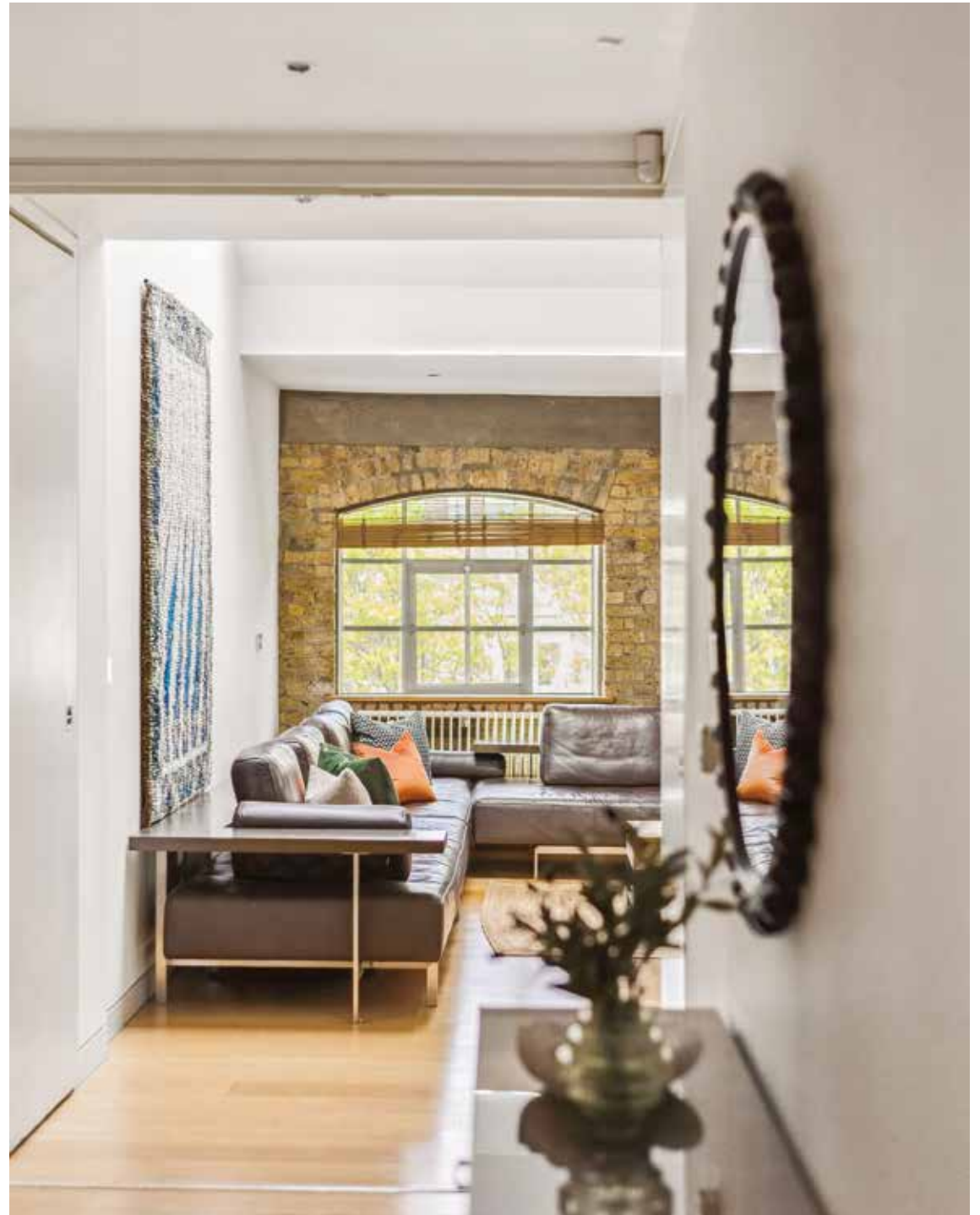
Flat 9, Ship House

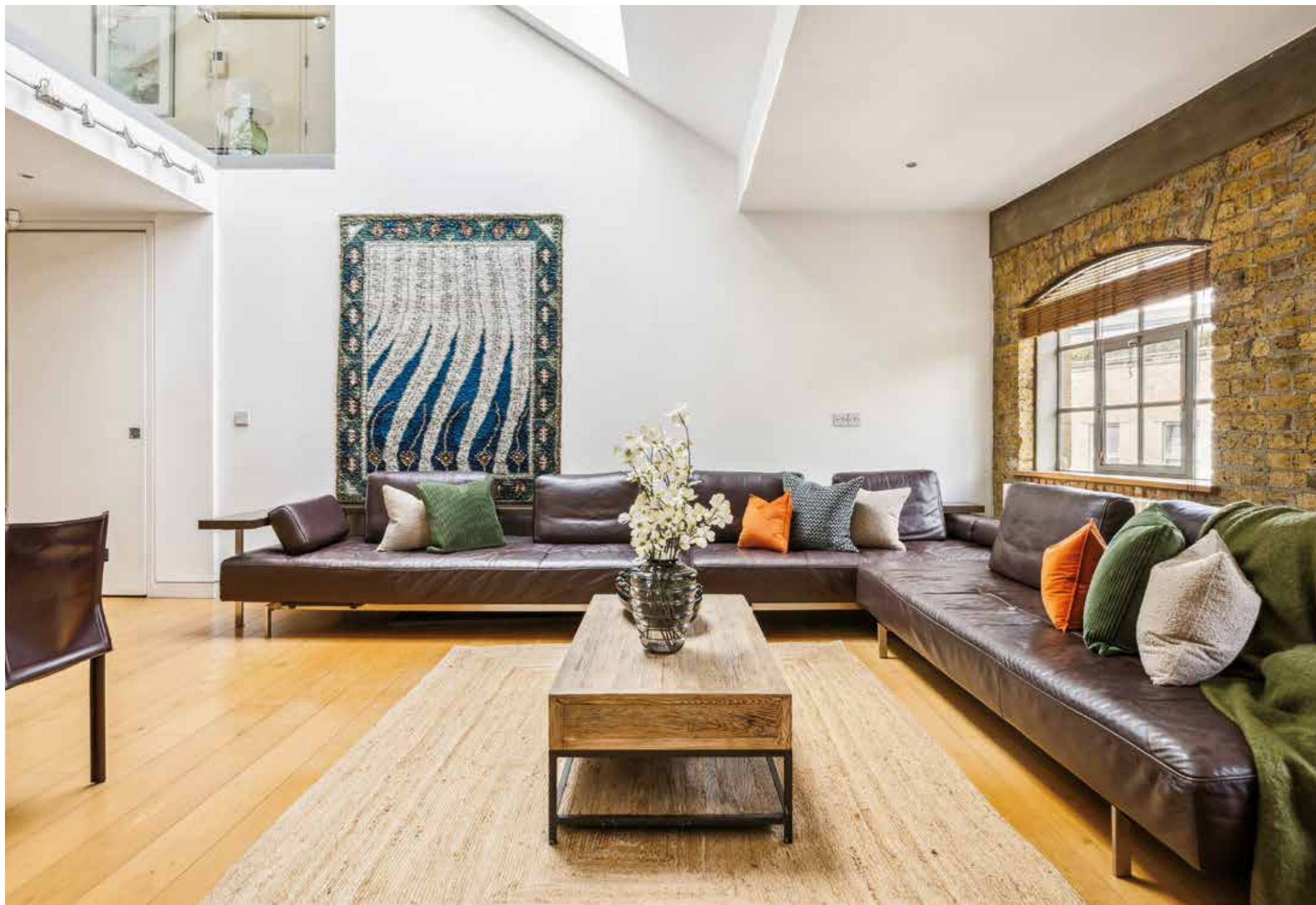
Discover a truly rare offering: a spectacular three-bedroom, three-bathroom duplex penthouse boasting two expansive terraces in a sought-after warehouse conversion at Battersea Square.

Experience a rare opportunity to own this extraordinary duplex penthouse in an iconic warehouse conversion, perfectly positioned in the heart of Battersea Square. Showcasing breathtaking ceilings soaring to nearly five meters in the reception room and principal suite, this remarkable residence offers an immediate sense of space and grandeur. Spanning approximately 208 sq m (2,236 sq ft) internally and enriched by 35 sq m (382 sq ft) of terrace space, you'll enjoy two expansive outdoor retreats, each affording sweeping views of the square and the nearby Thames.

Designed for modern living and effortless entertaining, the vast reception room allows ample room for relaxing and dining, while the stylish open-plan kitchen is both beautifully arranged and fully equipped. Three generous double bedrooms, all with luxurious en-suite bathrooms, provide sumptuous private havens. Air-conditioning throughout ensures year-round comfort, and a substantial passenger lift provides easy access. Further enhancing the appeal, the property comes with off-street parking spaces—an invaluable asset in this vibrant locale.

Battersea Square is prized for its chic array of local eateries and boutiques, as well as the now world-famous Thomas's Battersea School. A short stroll connects you to the greenery of Battersea Park, the dynamic Battersea Power Station district, and the fashionable King's Road. Offering unparalleled style, space, and convenience, this is Battersea living at its most compelling—an unmissable chance to acquire a truly iconic penthouse residence.





SELLER INSIGHT

“Tucked away on a charming square in a Battersea conservation area, this striking top-floor duplex offers a truly rare blend of tranquillity, light, and character—right in the middle of one of London’s most vibrant neighbourhoods. Once an industrial warehouse, the building has been thoughtfully converted to create generous, light-filled homes with architectural flair, and this particular apartment is arguably one of the most impressive.

Stepping into the home, you’re immediately struck by the sheer volume of space. With its double-height ceilings and expansive rooms, the layout is anything but typical for London. “We were looking for something with space and high ceilings but without the upkeep of a garden,” the current owners explain. “This home gave us all of that—plus it’s flooded with light and full of character thanks to the original brickwork.”

Arranged across the third and fourth floors, the apartment enjoys triple-aspect views: over the leafy square, the nearby school, and the courtyard below.

Every room feels open and airy, with large windows and skylights drawing in natural light throughout the day. The fourth-floor living space is especially captivating, with floor-to-ceiling windows and a balcony that frames sweeping views toward Battersea Power Station and the City skyline. “You can see the London Eye lit up at night,” they share, “and on New Year’s Eve or Guy Fawkes Night, the fireworks displays in every direction are spectacular.”

Each of the three bedrooms has its own ensuite bathroom—something the owners admit is a bit of a London luxury. “Mornings were much easier with everyone having their own space. And the storage! We’ve always been grateful for how well-designed it is. There’s a place for everything, which really helps keep things calm and clutter-free.”

The top-floor bedroom feels like a sanctuary, bathed in morning light and offering a peaceful start to the day with sunrise views from bed. For an even higher vantage point, head up to the private roof terrace, which delivers a panoramic 360-degree view across London—from Crystal Palace to Wembley and beyond.

The building is set back behind gates, with two allocated parking spaces in a private courtyard, one of which has EV charging available by arrangement. And there’s more change on the horizon: the former dance school on the premises is being transformed into a peaceful arts and wellness space, with an exhibition area, yoga studio, and café—promising an even more serene environment for residents and visitors alike.

While the apartment offers the calm and privacy of elevated living, the sense of community on the square below is part of its everyday charm. “It has a real European feel,” the owners say, “with outdoor seating, greenery, and neighbours who genuinely look out for each other. There’s a Christmas tree and carol event in winter, and the local choir puts on concerts. It’s lively without being hectic.”

Families will especially appreciate the location. The flat is just a short walk from the outstanding Thomas’s Battersea school, and children can stroll to class safely each morning. Battersea Park and the riverside walk are also within easy reach, along with a selection of beloved cafés, local shops, and the stylish offerings of the King’s Road and Battersea Power Station.

Getting around is easy too—Clapham Junction is nearby for direct trains to Gatwick and Waterloo, and many locals choose to cycle along the Embankment’s dedicated lanes into the West End.

After more than two decades, the family is preparing for their next chapter—but leaving will be bittersweet. “It’s been such a special place for us to grow as a family,” they reflect. “There’s space to come together, space to be apart, and everything you need just outside the door. We’ll really miss the light, the views, and the calm that comes from being tucked away above it all.”











Services, Utilities & Property Information:

Utilities – Mains Electric, Gas, and Water

Property Type – Apartment

Construction Type – Standard

Parking – 2 Secured

Tenure: Freehold | EPC: E | Council Tax Band: H

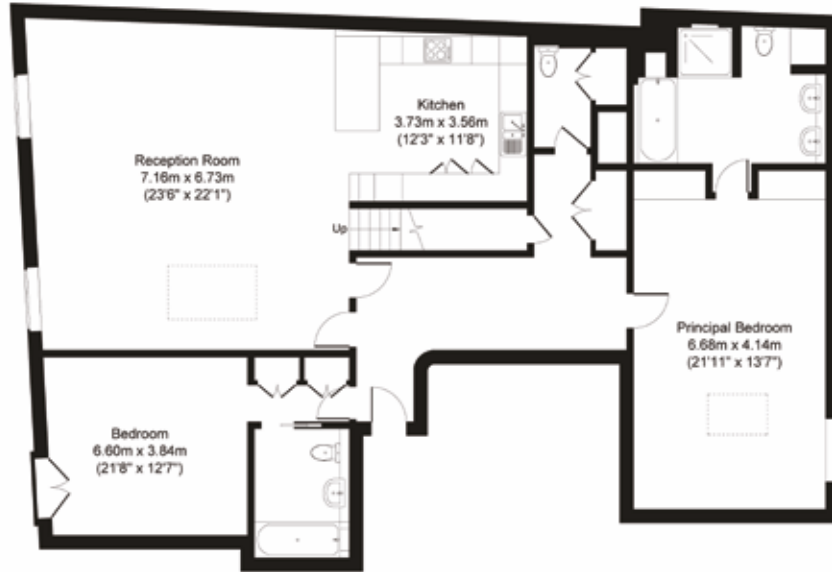
Mobile phone coverage - 4G and 5G mobile signals available in the area - we advise you to check with your provider.

Internet connection - Ultrafast FTTP Broadband connection available - we advise you to check with your provider.

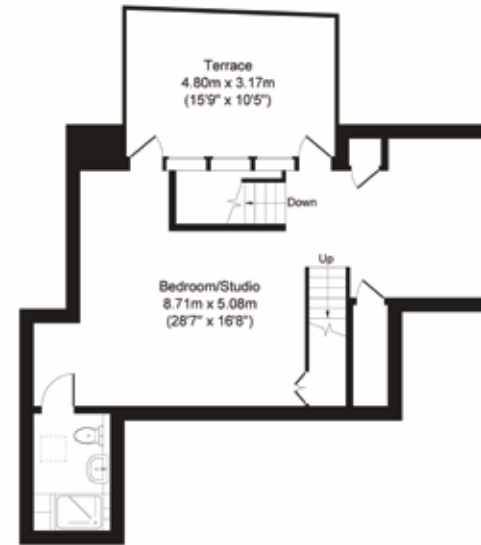


Ship House, Battersea High Street SW11

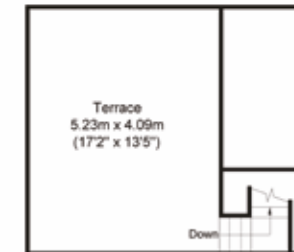
Approximate Gross internal Area
 Third Floor = 159.42 sq m / 1716 sq ft
 Fourth Floor = 48.31 sq m / 520 sq ft
 Total = 207.73 sq m / 2236 sq ft



Third Floor



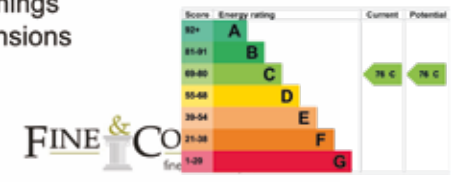
Fourth Floor



Fifth Floor

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 shapes and compass bearing before making any decisions reliant upon them.

Produced for Fine & Country



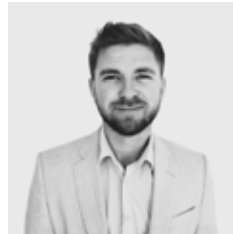


DANIEL WHITE
DIRECTOR | PARTNER AGENT

follow Fine & Country Wimbledon on



Fine & Country Wimbledon
60 High Street, Wimbledon, London SW19 5EE
+44 (0)20 8798 2135 | wimbledon@fineandcountry.com



SEAN BUTLER
PARTNER AGENT

