



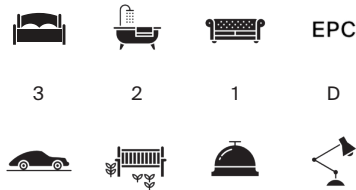
AMIES STREET,  
Battersea SW11





# A BEAUTIFULLY CONVERTED VICTORIAN SCHOOL

Amies Street is ideally located in the heart of Battersea,. The open green spaces of Battersea Park and Clapham Common are also nearby, with an excellent array of sporting and recreational facilities.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Furniture: Part furnished

Minimum length of tenancy: 12 months

Deposit amount: £8,308

**Guide price: £6,000 per month**





## A ONE OF A KIND HOUSE, WITH UNIQUE FURNISHING

On entering on the ground floor, the hallway leads through to the impressive reception space with double height, vaulted ceiling with skylights, allowing plenty of natural light to flood the room. This room offers entertaining, relaxing, dining, and study space. The kitchen leads from the main reception room and is an exceptional, custom-built Modulnova kitchen with top-of-the-range, integrated Gaggenau appliances with space for casual dining. The principal bedroom is also found on this floor and has generous built-in wardrobes, a sumptuous en suite bathroom with exquisite tiling details, and a rainfall shower over the bath. There is a separate wc on this floor, ideal for guests. The two further bedrooms are on the first floor, along with the family bathroom.

The communal garden square is beautifully maintained and an excellent space to use in the warmer summer months.



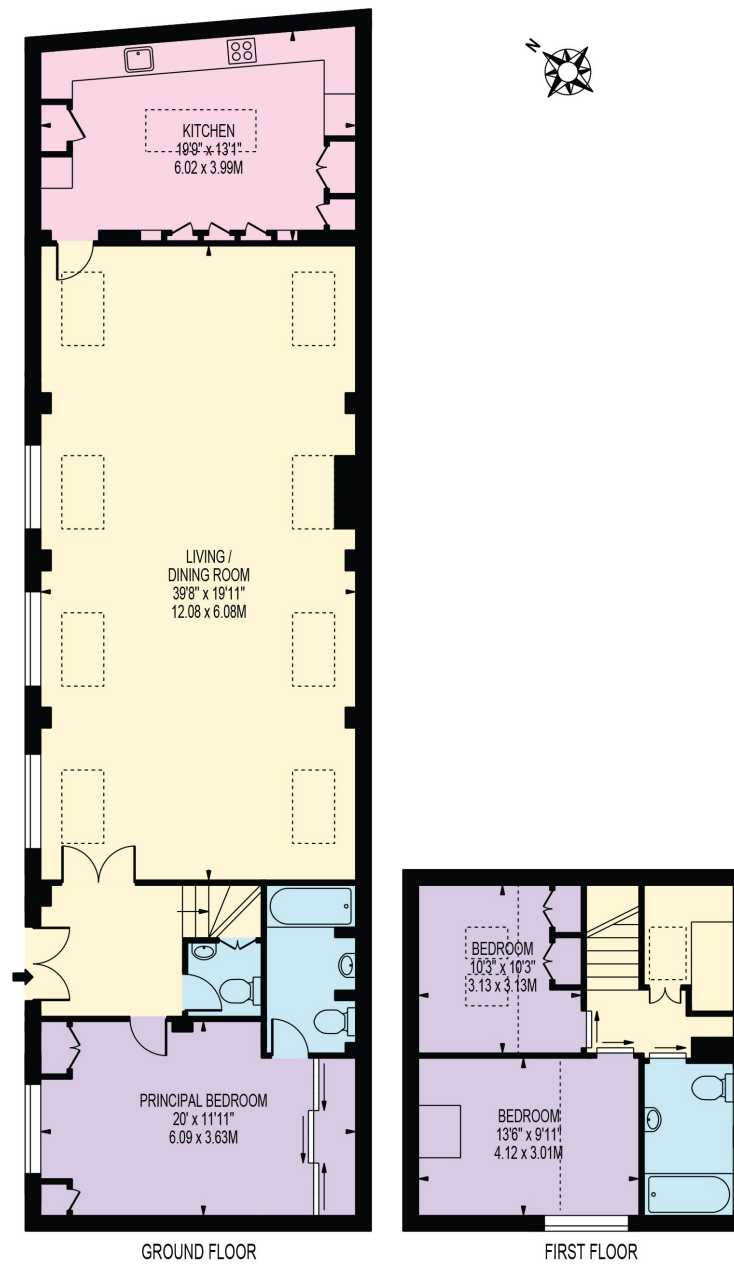












Approximate Gross Internal Area ( including restricted height area) = 172.50 sq m / 1,857 sq ft  
 Approximate Gross Internal Area (excluding restricted height area) = 158.13 sq m / 1,702sq ft  
 Approximate Gross Internal Area of restricted height = 14.37 sq m / 155 sq ft

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 bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Julia Slack**

Head of Battersea & Riverside Lettings

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