



Amies Street, The Village, Battersea SW11

Amies Street, London SW11

Exceptional four-bedroom duplex apartment in Battersea, housed within an exclusive village school conversion.

The Village on Amies Street is a landmark development, perfectly positioned amidst a vibrant cultural scene, with cafes, boutique shops, and trendy bars just a short distance away. This prestigious gated community comprises 32 unique flats, blending the historical charm of a Victorian schoolhouse with modern, luxurious living spaces. Notably, this property offers dual-use possibilities, allowing for both residential and commercial purposes.



Guide price: £2,700,000

Tenure: Share of freehold plus leasehold, approximately 969 years remaining

Service charge: £6,000 per annum, reviewed quarterly, next review due January 2025

Local authority: London Borough of Wandsworth

Council tax band: H



Finished to an impeccable standard, this apartment provides unparalleled space for versatile family living. The Village is a secure development with concierge service, a lift, and two allocated parking spaces.

Ideally situated on Amies Street, this property is close to a wide range of amenities, from cozy cafes and diverse eateries to classic bars on nearby Lavender Hill. The expansive green spaces of Clapham Common and Battersea Park are within walking distance. Clapham Junction station, just 0.3 miles away, provides fast connections to London Waterloo, Victoria, and other cross-country routes, making it perfect for commuters. Within The Village, residents enjoy the ultimate in seclusion and exclusivity in this remarkable gated community.



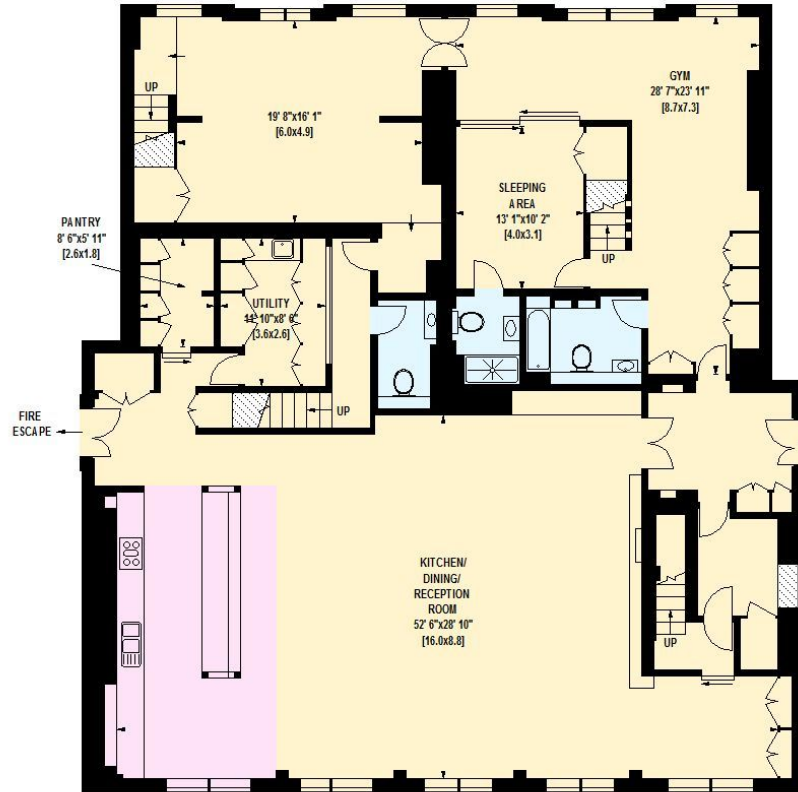




The Village, SW11

Approximate Gross Internal Floor Area
427 sq m / 4,596 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



SECOND FLOOR



MEZZANINE

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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