



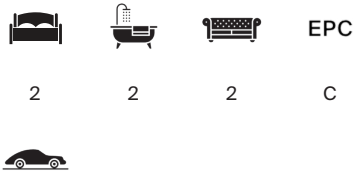
AMIES STREET

London SW11



# A MASTERPIECE IN MODERN DESIGN

An impressive apartment with incredibly high ceilings, located in a Victorian school conversion close to Clapham Junction Station.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Share of Freehold, approx 968 years remaining

Ground rent: Peppercorn

Service charge: £4,077 per annum, reviewed annually, next review due 2026

Guide price: £1,750,000



This extraordinary apartment is arranged over the ground floor of a Victorian school conversion in Battersea. With parquet wood flooring, huge south-facing floor to ceiling windows and vast ceiling heights measuring 4.6 meters, the reception room is an impressive space to entertain in. Steps lead down into an expansive open-plan kitchen and dining room which features exposed brick walls, a sleek breakfast bar, and a fireplace. Built in cabinetry provides useful storage space and there are integrated speakers to add to the atmosphere of the property. The ground floor further benefits from having a shower room.







On the first floor there are two double bedrooms, both of which have an abundance of built in storage. There is a large family bathroom which has a walk-in shower and a roll top bath, and there is a versatile study. The landing has built in storage, and a wonderful view of the living room below. This property comes with secure gated off-street parking.



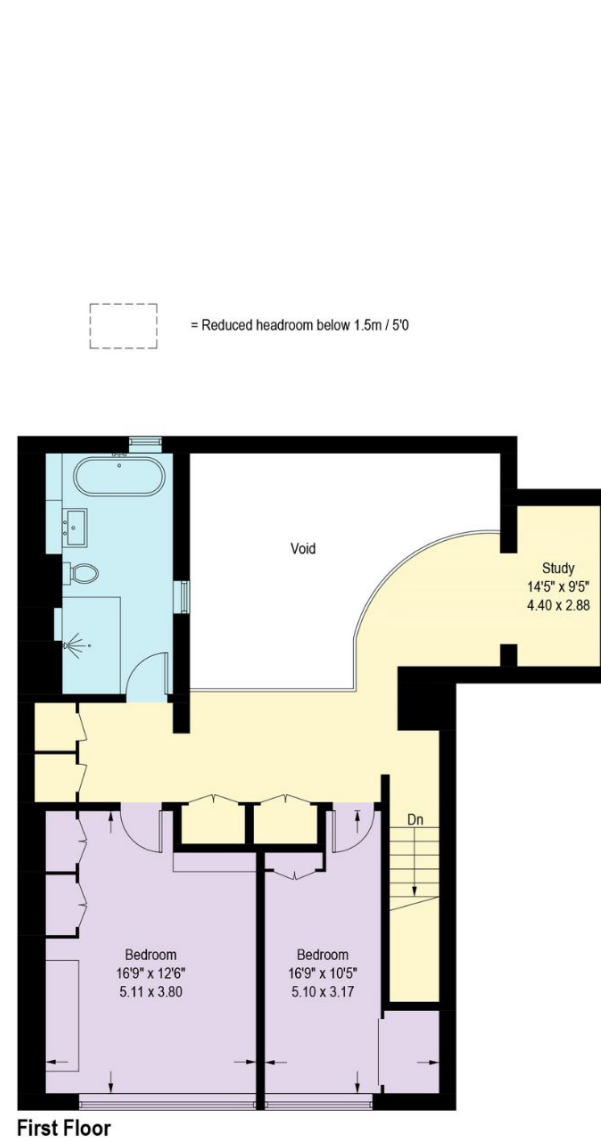
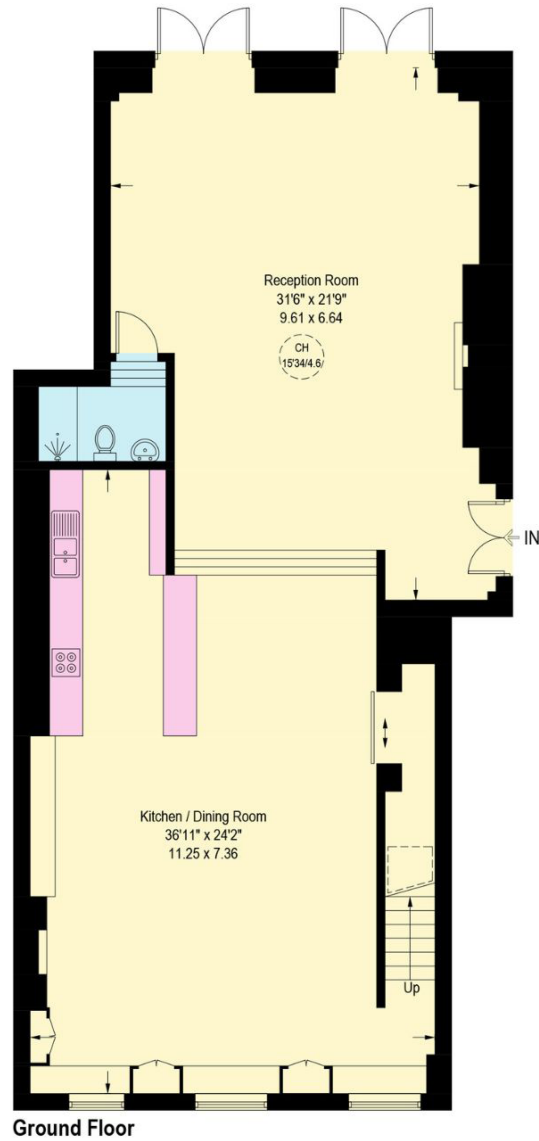
Ideally situated on Amies Street, this property is close to a wide range of amenities, from cosy cafes and diverse eateries to classic bars on nearby Lavender Hill. The expansive green spaces of Clapham Common and Battersea Park are within walking distance, offering ideal spots for recreation and relaxation.

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.









= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 211.8 sq m / 2280 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.

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