



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Split-level two double bedroom property to rent in a converted school with porter and parking, near Clapham Junction.

AMIES STREET, BATTERSEA, SW11

£4,750 pcm





A split-level two double bedroom flat of over 1,500 sq ft, set within a converted school building in the heart of Battersea.

Arranged on the first floor with lift access, the main level opens into a generous eat-in kitchen with Miele appliances throughout and a breakfast bar.

Beyond, the reception room rises to a double-height ceiling. Tall windows fill the space with natural light, making it ideal for entertaining. A guest cloakroom completes this floor.

A staircase leads up to the mezzanine. Here, the principal suite has an open-plan en suite with a walk-in rain shower.

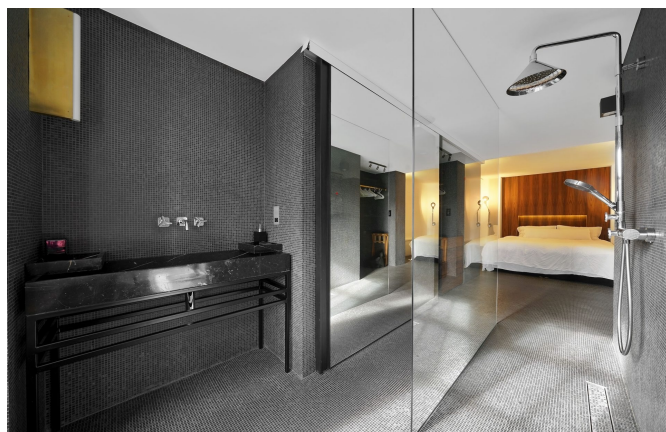
A second double bedroom is served by a family bathroom with a freestanding roll-top bath.

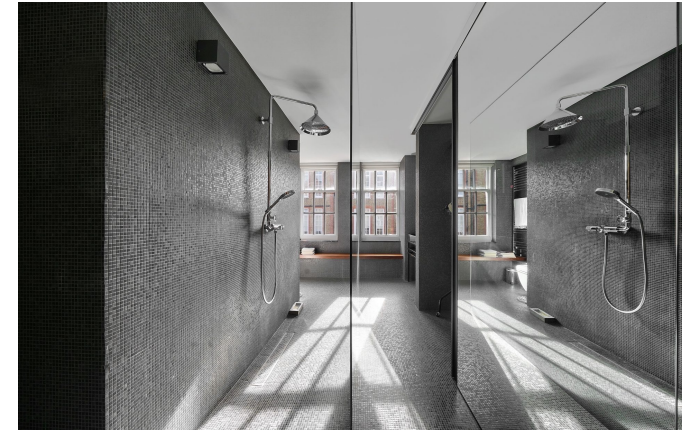
The flat sits within a secure, gated development with a daytime weekday porter and a designated off-street parking space.

Clapham Junction station is a short walk away, as are the shops and restaurants of Northcote Road and the open space of Clapham Common.

Viewings highly recommended.

Part Furnished
Building Porter
Off-Street Parking







Amies Street, Battersea SW11

- Over 1,700 square feet of Split-Level Living
- Double-Height Reception Room
- High Specification Kitchen with Miele Appliances
- Principal Suite with Open En-Suite
- Second Double Bedroom & Family Bathroom
- Guest Cloakroom and Modern Finishes Throughout
- Gated Development with Weekday Building Porter
- Designated Off-Street Parking

 2
  2.5
  1

Over 1,700 sq ft | Over 160 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		86
(69–80) C	80	
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		

Part Furnished

Borough of Wandsworth

Council Tax Band G

Approx £140/month

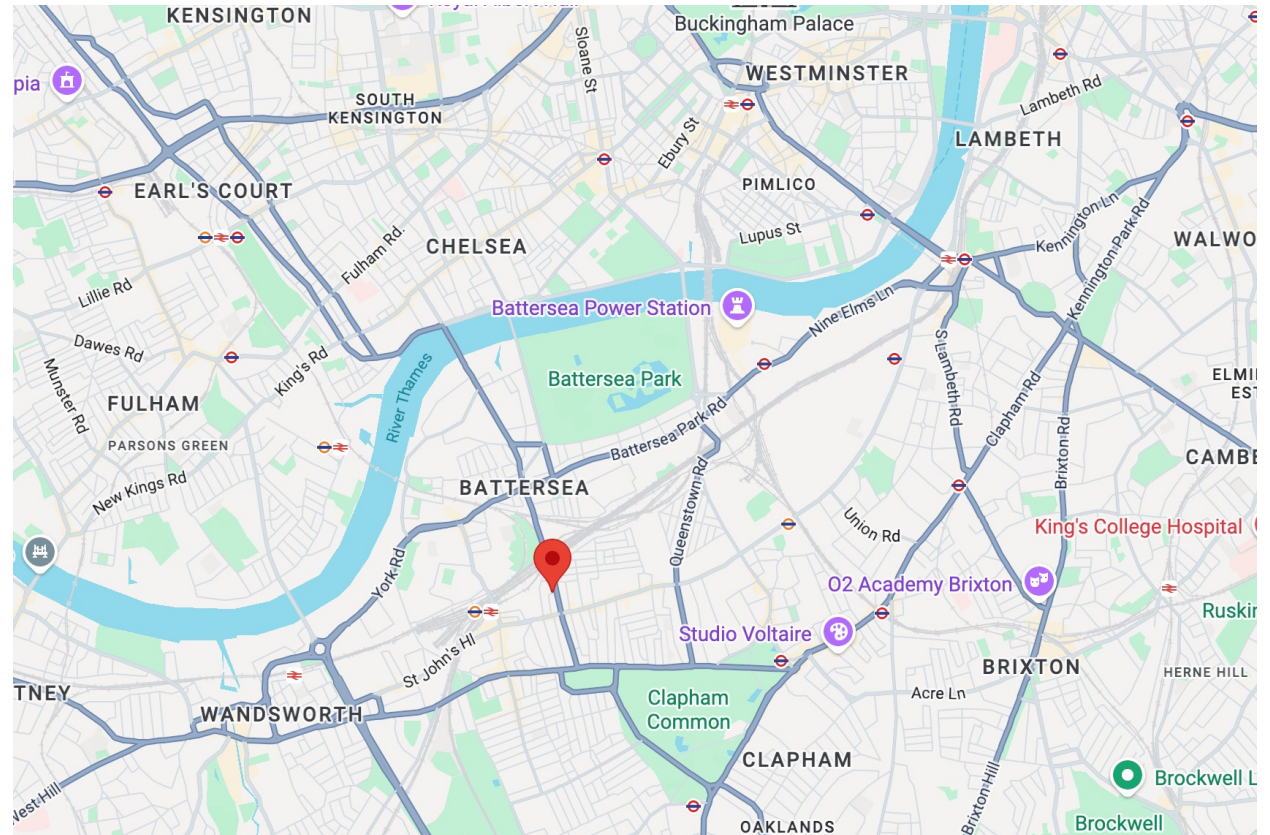


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