

FOR SALE





This unique and enchanting, double-fronted, semi-detached house forms part of a secure, gated and prestigious Victorian school development. Offering further potential for expansion into the loft and garden (STPP), it has private off-street parking, a glorious, large, walled garden, two double bedrooms (one en suite) and a large ground floor providing spacious kitchen, double reception and a conservatory/dining area. Located just off Lavender Hill, close to Clapham Common, numerous restaurants, shops and cafes and less than half a mile from Clapham Junction station. There is no forward chain.

The Village is an outstanding school development set round a pretty courtyard and behind secure gates, with the added benefit of a full-time porter. This property is the only freehold within the development and has its own private parking space on site. The property is double-fronted and so benefits from a good feeling of lateral space and is bright and airy. The ground floor has a well-fitted kitchen, which has extensive storage and mostly integrated appliances, and opens out to the rear garden. The 18' reception room, on the other side of the entrance hall, has a limestone fireplace and built-in storage cupboards. To the rear this opens into a conservatory dining area. If desired, this could be expanded (subject to planning permission - STPP) further across the back to link up with the kitchen. The delightful, walled garden is substantial (31' x 27') and is attractively landscaped and planted. It also runs around the far side of the property where there is a large garden shed currently.

Upstairs are two double bedrooms. The larger of the two has an adjoining dressing room and en-suite WC. There is also a smart, modern shower room/WC on this floor with large walk-in shower

and second WC. Above this whole floor, is a large loft space with good head height. There may be potential to add further accommodation by conversion of this space, subject to obtaining the relevant permissions. There is a service charge for maintenance of the grounds etc. Details available upon request.

The Village is located on the corner of Latchmere Road and Amies Street and is therefore well placed for access to the huge variety of restaurants, bar/cafes and specialist shops on Lavender Hill, Northcote Road's buzzing market and around Clapham Junction. Clapham Junction train station offers direct services into Victoria and Waterloo amongst many others and there are also numerous bus services providing easy access across the river to Chelsea.



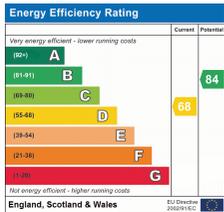
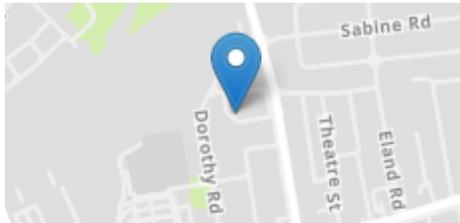
The Village, Amies Street

Battersea SW11

FOR SALE

PROPERTY FEATURES

- Off-Street Parking
- Large Unconverted Loft
- Conservatory/Dining Area
- Large West-Facing Garden
- 18' Kitchen/Breakfast Room
- Dressing Room/En Suite WC
- Shower Room/WC
- 2 Double Bedrooms
- 18' Reception Room
- 870 SQ.FT/80.8 SQ.M



The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.



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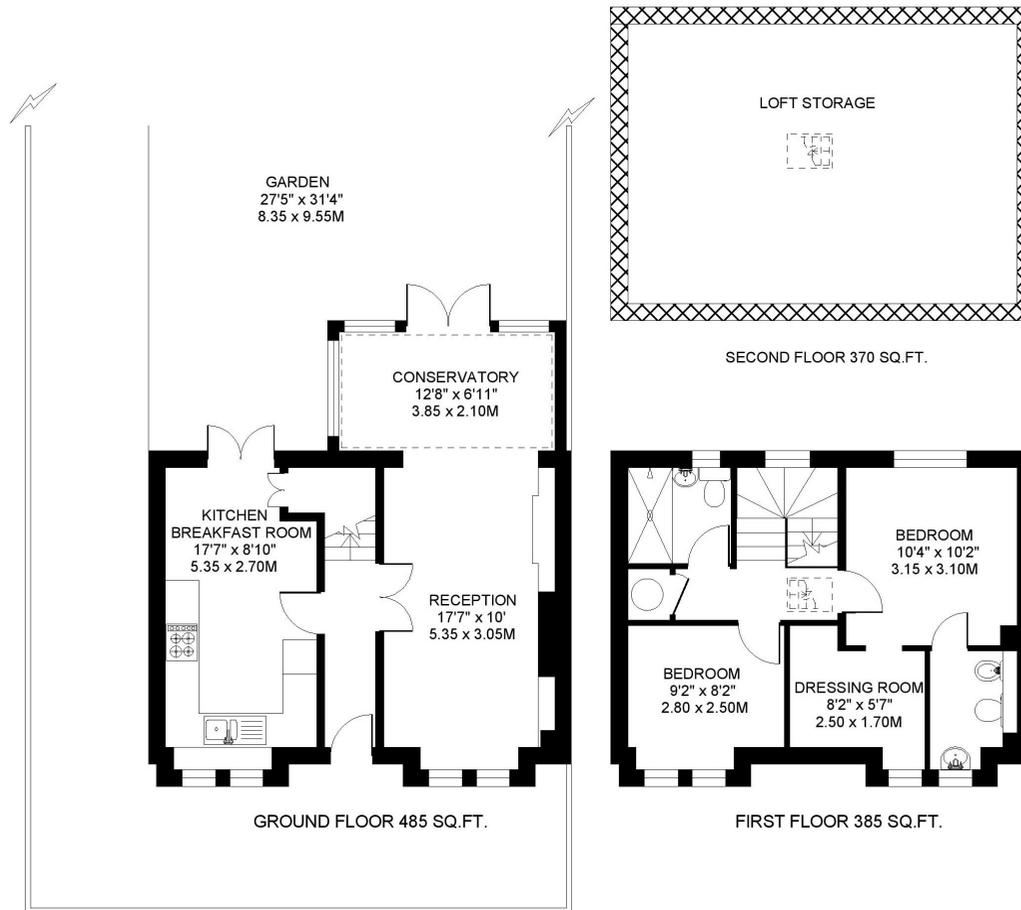


THE VILLAGE BATTERSEA LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 870 SQ.FT. / 80.8 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 ☒☒☒☒ = 370 SQ.FT. / 34.4 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1240 SQ.FT. / 115.2 SQ.M.



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