

Amies Street, The Village, Battersea SW11

Amies Street, London SWII

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

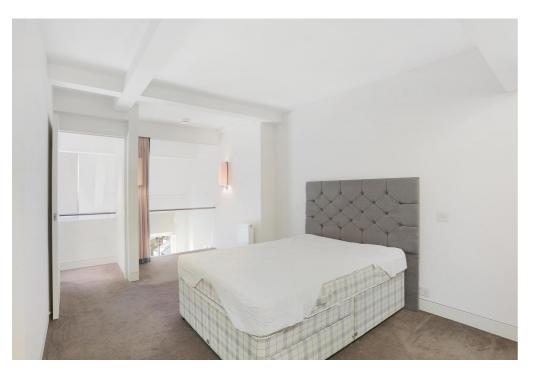
The Village on Amies Street is a landmark development, perfectly positioned amidst a vibrant cultural scene, with cafes, boutique shops, and trendy bars just steps away. This prestigious gated community comprises 32 unique flats, blending the historical charm of a Victorian schoolhouse with modern, luxurious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





Guide price: £2,900,000 Tenure: Share of freehold plus leasehold, approximately 969 years remaining 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 sg m / 4596, sg 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.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been property dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement.

Particulars dated July 2024. Photographs and videos dated July 2024.

jack.gravestock@knightfrank.com

Knight Frank

London

SW118BY

knightfrank.co.uk

Battersea & Riverside 346 Queenstown Road

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.