



*Is this just Fantasy?*

The Apse, The Sanctuary, Battersea SW11





# The Sanctuary, Battersea SW11

This exceptional property offers a rare opportunity to reside in a contemporary luxury three bedroom apartment set within a restored 19th century church located off the bustling St John's Hill. Boasting three bedrooms, three bathrooms, and two reception rooms, this residence seamlessly blends historic charm with modern luxury.

The property showcases vaulted ceilings and stained glass windows. The expansive reception rooms offer versatile spaces for entertaining or quiet relaxation. Imagine hosting gatherings under the magnificent arches, with abundant natural light illuminating the open-plan design. The unique layout provides an ambiance of serenity and a sense of awe.



**Guide price:** £2,500,000

**Tenure:** Leasehold: approximately 991 years remaining

**Service charge:** £7,126 per annum, reviewed yearly, next review due 2024

**Ground rent:** £498 per annum, reviewed yearly, next review due 2024

**Local authority:** London Borough of Wandsworth

**Council tax band:** G





The property has been thoughtfully renovated with contemporary conveniences, including a fully equipped kitchen with state-of-the-art appliances. All bedrooms benefit from en suites and bespoke wardrobes with the principle having a luxury stand alone stylish bath and separate shower room.

Situated near Clapham Junction, residents will enjoy excellent connectivity to central London and beyond. Walking distance to the popular Northcote Road, the vibrant neighbourhood of St Johns Hill offers an array of trendy cafes, boutiques, and cultural amenities. Creating a lively yet sophisticated atmosphere. Commuting is a breeze with Clapham Junction station within easy reach, providing quick access to London's major rail networks. Bus routes and local transport options further enhance the property's accessibility. St Johns Hill is renowned for its eclectic mix of shops, restaurants, and cultural hotspots, making it a sought-after address for those seeking a dynamic yet welcoming community.







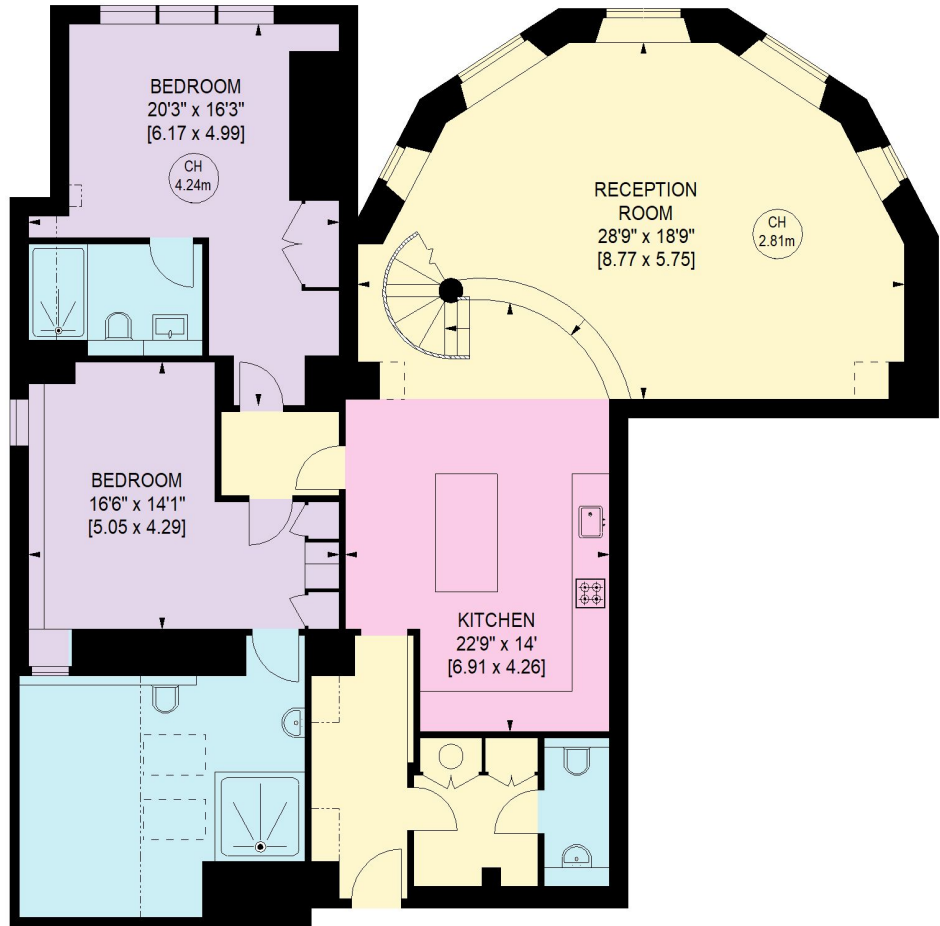
A contemporary luxury apartment set within a restored 19th century church.

**The Sanctuary,  
Brussels Road,  
Battersea, SW11**

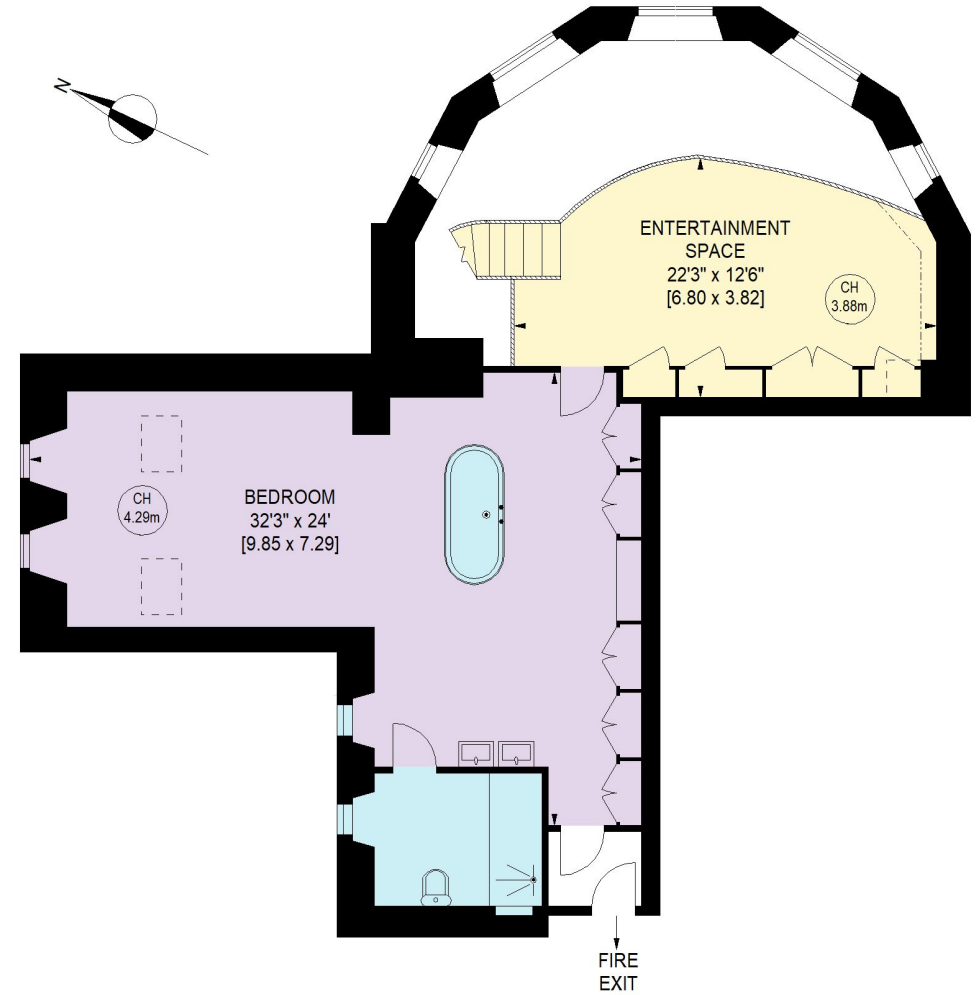
**Approximate Gross Internal Area : 225.28 Sq. metres  
2425 Sq. feet**

**Key :  
CH - Ceiling Height**

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.



**FIRST FLOOR**



**SECOND FLOOR**

**Knight Frank**  
**Battersea & Riverside**  
346 Queenstown Road  
London  
SW11 8BY

**Sian-Louise Tangney**  
020 3866 2938  
sianlouise.tangney@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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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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Particulars dated Jan 2024. Photographs and videos dated Dec 2023.

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