

**Amies Street, Battersea, SW11**

3 bedroom flat - conversion for sale

**£620,000**

Share of Freehold

## Property Details

Beautifully refurbished, this three-bedroom Victorian garden flat is set within a handsome period conversion on Amies Street. Updated in tasteful neutral tones, the home offers a move-in-ready canvas with scope to personalise. The heart of the home is the impressive open-plan reception, where engineered flooring complements a charming feature fireplace. Generous proportions allow for lounge and dining areas, flowing seamlessly into the stylish kitchen. Skylights flood the space with natural light, highlighting sleek cabinetry, wooden worktops, and an arched storage nook. Double doors open onto a private, low-maintenance garden with a striking blue fence, charming brick wall, and cascading greenery—perfect for relaxation or entertaining. The three bedrooms are thoughtfully arranged for privacy from one another. The principal room enjoys a grand sash bay window with plantation shutters, the second has direct garden access, and the third is centrally located within the home. A modern bathroom features a bathtub, rain shower and under-sink storage. The sizeable cellar provides ample storage and potential for repurposing, subject to permissions.

Council tax band D

EPC rating C (73)

## Features

- Three bedrooms
- Private patio garden
- Victorian conversion
- Recently refurbished
- Sizeable cellar
- Lavender Hill amenities a four-minute walk
- Clapham Junction station a ten-minute stroll
- Clapham Common and Battersea Park nearby
- Share of freehold
- Chain-free

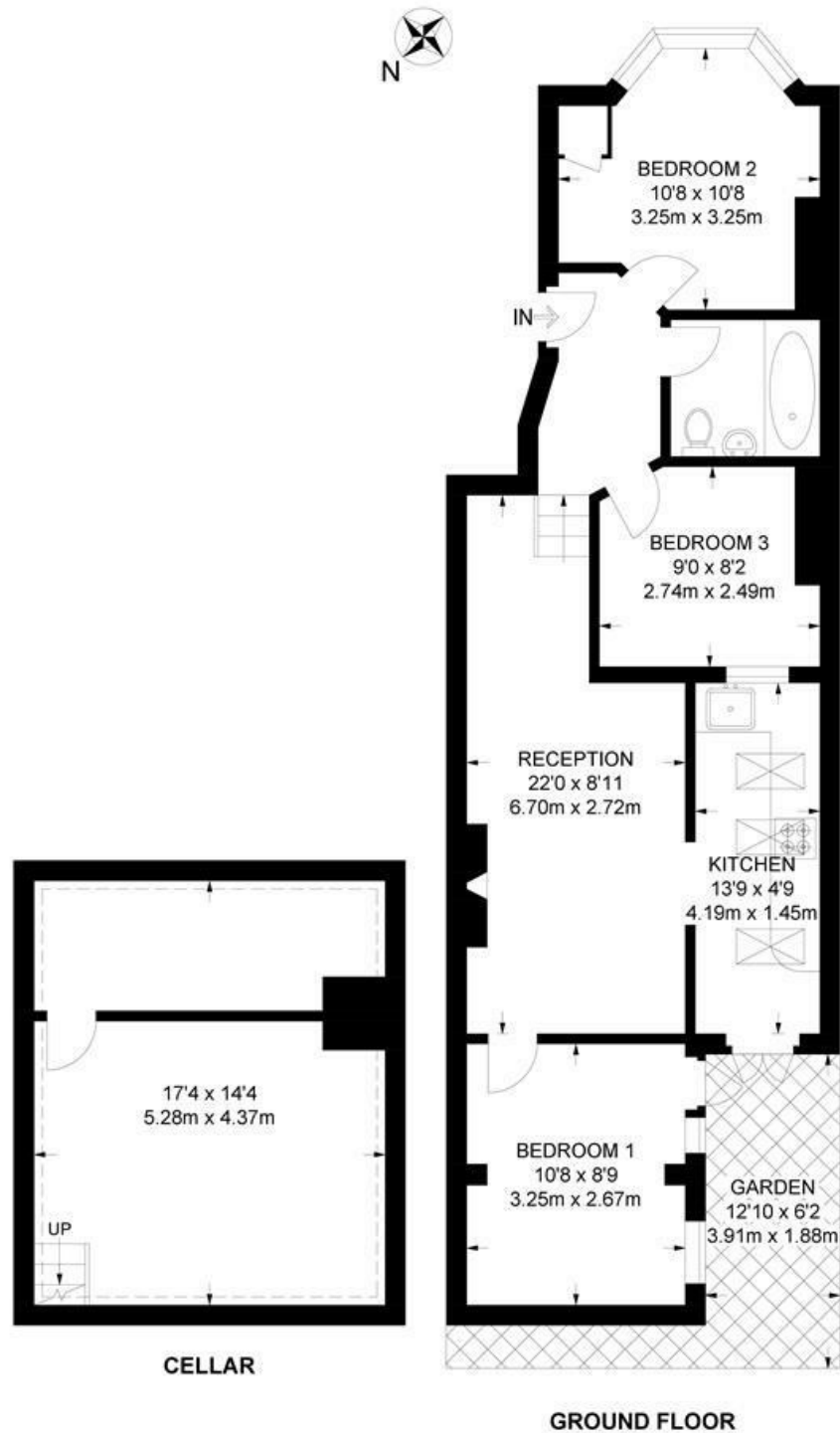


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**Amies Road, SW11**  
**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **850 SQ FT / 79 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **602 SQ FT / 56 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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