

## Arundel Close, Battersea, SW11

Guide Price £1,000,000 - £1,100,000

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Please Quote Ref TH0310 For All Enquiries – GUIDE PRICE £1M to £1.1M – 1,008 SQ.FT - Set in the prestigious Wandsworth Conservation Area of special architecture & historical interest, this stunning three/four bedroom property, built in 1985, offers highly desirable living space, finished to an exacting standard with elegant interiors inspired by eclectic mid-century design. Boasting ample off street parking and delightful gardens to front and rear, the property provides the perfect blend of luxury and convenience in this wonderful 'between the commons' Battersea location – moments from Clapham Junction, yet tucked away in a quiet and peaceful private close. Practical open plan, lateral living space, sympathetically restored by the current owner, enjoys stylish, sunny interiors with modern designer detailing. Features include an impressive

open plan reception/kitchen/diner, family bathroom and further en-suite with 'Lefroy Brooks' fittings, 'Bert & May' tiling, gas central heating via traditional cast iron radiators, Crittall windows by 'Heritage', wood flooring with underfloor heating, and ample inbuilt storage.

Accommodation comprises entrance hall leading into the open plan reception/kitchen/diner, flooded with natural light from full width bi-folding doors which spill out onto the landscaped garden – perfect for al fresco entertaining! Truly the heart of this gorgeous home, the open plan living area provides a haven for relaxing, entertaining and dining. The kitchen area itself comprises a quality range of matching wall and base units with marble work surfaces and central island incorporating inset sink unit with 'DeVOL' by Lefroy Brooks brass kitchen tap & hot tap, gas hob with overhead extractor, wall mounted oven, and further space for appliances. A versatile fourth bedroom with stylish en-suite completes the ground floor accommodation. To the first floor, there are three well proportioned bedrooms - two doubles with inbuilt storage and a generous single - plus a beautiful family bathroom. To the second floor, there is useful loft space, with further potential for conversion, subject to planning.

The property is ideally located moments from Clapham Junction station, as well as numerous regular bus routes, all providing unrivalled cross-London links. There are an array of shops, bars, restaurants and amenities within a short distance on Northcote Road, with Wandsworth Common literally on the doorstep providing a haven of recreation space. The house is in the catchment for Tatlers Honeywell Primary School, Belleville & recently Ofsted rated 'Outstanding' secondary school Bolingbroke Academy, along with a selection of some of London's best private schools.

Viewings are highly recommended.

## Key Features

- Please Quote Ref TH0310 For All Enquiries
- Stunning Three/Four Bedroom Property (1,008 Sq.Ft)
- Stylish Living Space with High Quality Finish
- Underfloor Heating
- Catchment for Exceptional Battersea Schools
- GUIDE PRICE £1M to £1.1M
- Desirable Conservation Area Location
- Two Luxury Bath/Shower Rooms (One En-Suite)
- Off Street Parking and Delightful Garden
- Moments from Clapham Junction Station and Amenities

