



## Lavender Gardens, SW11

£1,500,000 Share of Freehold

1334 sq ft (124 m<sup>2</sup>) • secure gated building  
• designated off-street parking • apartment reception area  
• open-plan living room and dining area • stunning entrance hall  
• 2 master bedrooms with en-suite bathrooms • classic english-style kitchen complete with AGA • 11.5 ft ceilings throughout • guest cloakroom with potential to convert to office • EPC: D



Douglas  
& Gordon



A simply exquisite flat in an historically important building.

Setting foot into the gated grounds from Lavender Gardens, a beautiful street in its own right, there are few approaches that could rival this building's. Having been built in the 1700's it has an elegance rarely found in Battersea, which is encapsulated in the main entrance hall's winding circular staircase with chandelier, capped with a glass dome which allows light to cascade down.

Inside the apartment, which is situated on the first floor, you enter into a private lobby with fireplace. The reception is truly stunning with large dual aspect windows to the south and south west overlooking a church and the aforementioned Lavender gardens. The two bedrooms are generous in size and both have ensembles. The kitchen is well stocked and has a skylight plus there is a separate WC for guests. The property comes with allocated parking for one car.

With fireplaces in every principle room and period features throughout, the flat has a feeling of grandure yet is intimate, a truly special home.

This sought-after location is excellently located opposite the open spaces of Clapham Common. Access to central London and to the South and Southwest of England can be found from Clapham Common underground station and Clapham Junction mainline station respectively. The amenities of Battersea Rise and Northcote Road are also nearby.

Approximate gross floor area:  
1334 sq ft (124 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

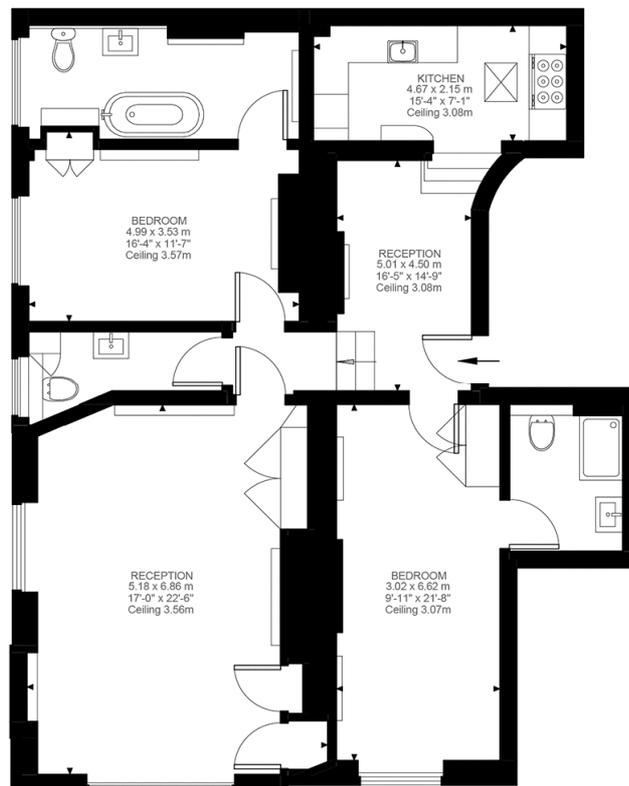
FOR ILLUSTRATIVE PURPOSES  
ONLY. NOT TO SCALE.

As defined by RICS code of  
measuring practice

This floorplan is representative and for  
illustrative purposes only. The measurements  
provided are approximate only and not to  
scale. They should not be relied upon by any  
party. Prospective purchasers or tenants are  
advised to carry out their own survey if they  
require reliable measurements. No  
responsibility is taken for any error, omission,  
misstatement or use of data shown.  
Details Prepared: 14 January 2022

## Lavender Gardens, Battersea, SW11

APPROXIMATE GROSS INTERNAL (LIVING) AREA  
123.96 SQ.M / 1334 SQ.FT

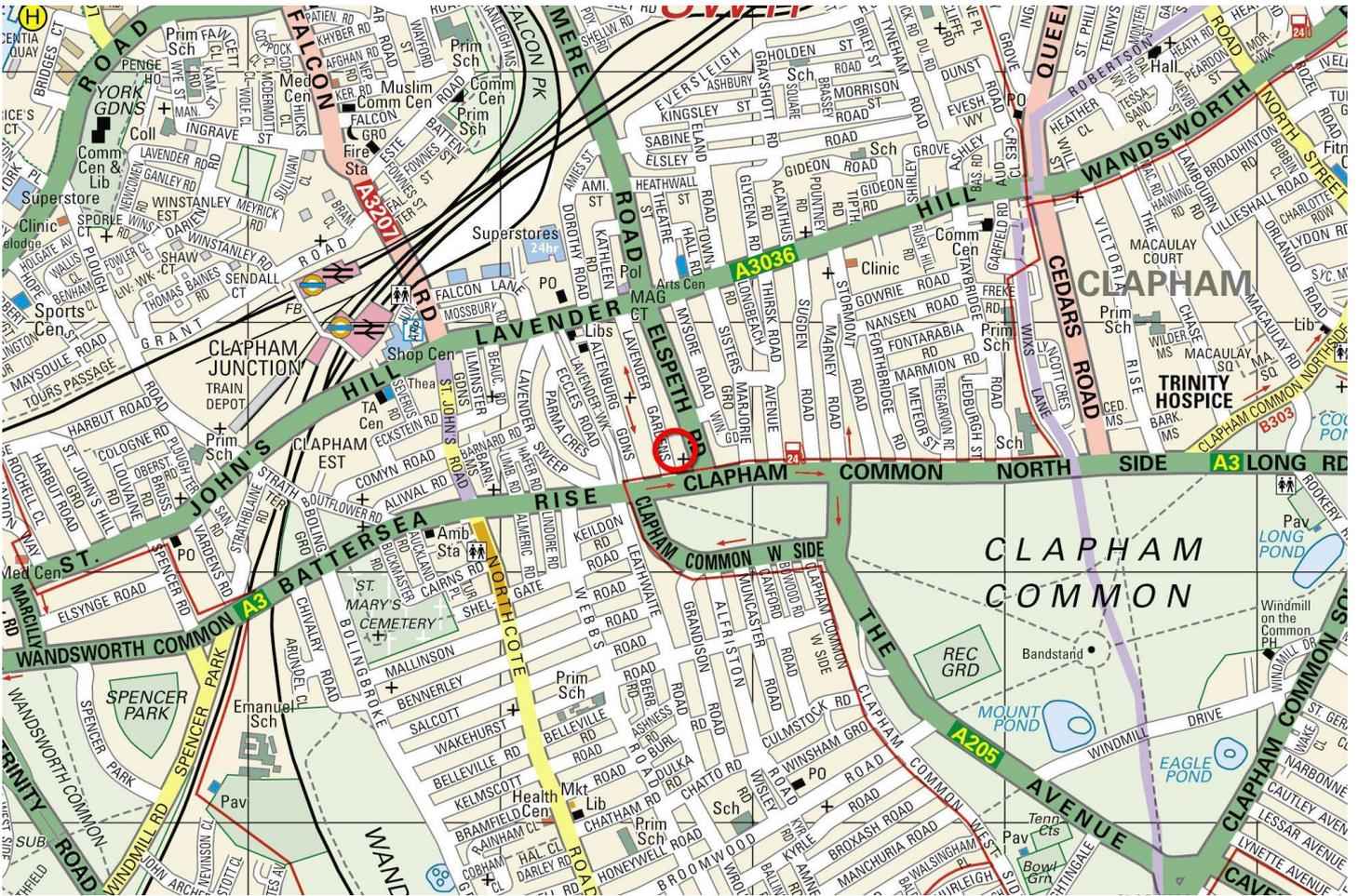


FIRST FLOOR  
1334 SQ.FT / 123.96 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



## Good to know

Nearby station: Clapham Junction  
 760m (9 mins) (Line of sight)  
 Gross floor area: 1334 sq ft (124 m<sup>2</sup>)  
 Local authority: Wandsworth  
 Council tax band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			79
C (69-80)			
D (54-68)		62	
E (39-53)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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