



The Old Library

London, SW11 • Guide Price £2,750,000 • Leasehold

Located in a prime position in The Old Library Building within easy reach of Battersea Square and the river Thames.

This 3-4 bedroom property offers voluminous living accommodation in all principal rooms, with gorgeous vaulted ceilings and richly articulated original features.

The reception room is especially impressive with a cathedral like window and with the mezzanine-bedroom-level's balustrade accentuating the scale of the room.

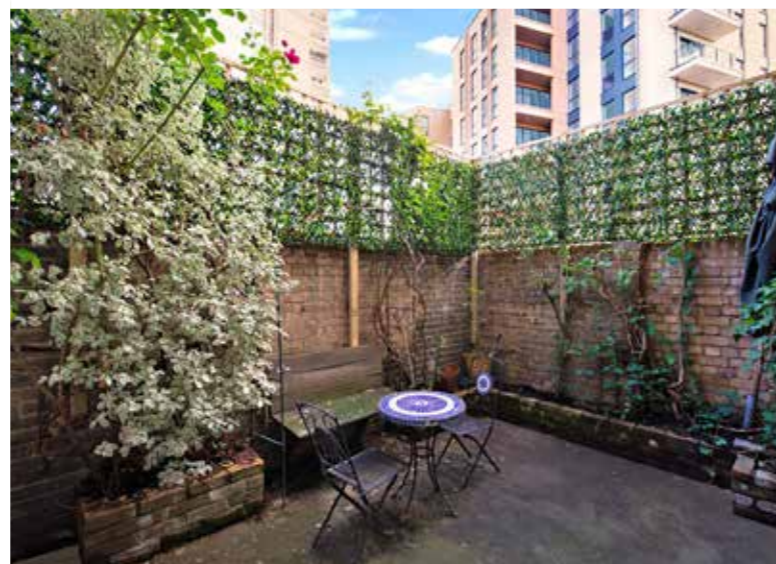
On the first floor mezzanine level, which also has wonderful vaulted ceilings there are two bedroom suites, each with plentiful storage and ensuite bathrooms.

The property is hidden behind a secure wall with a gated car park. There are attractive communal gardens for residents.



This property is completely unique and will appeal to those looking for a very special place to live.

There is a study area with built in library shelving and a bedroom with an ante-chamber and a family bathroom. A level change leads to the vast kitchen with a pantry and utility room and access to the patio garden and cellar storage. Once again attractive windows, exposed brick work and original features add to this properties considerable charms.



Near the front door is the very private, decked bamboo garden and there is a basement level room that might serve as a gym, study or fourth bedroom. There is accessible plumbing to create an ensuite bathroom if so desired.



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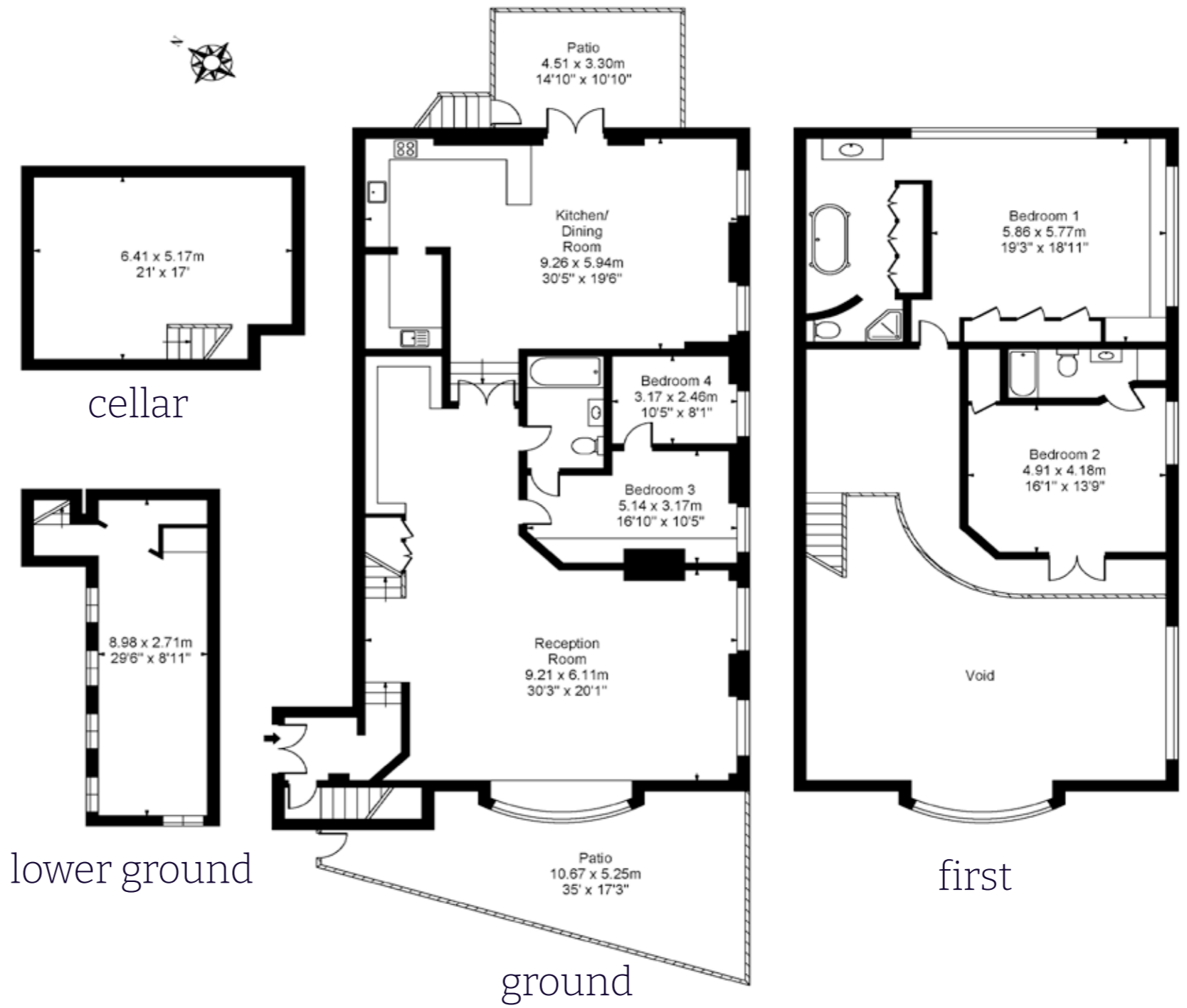
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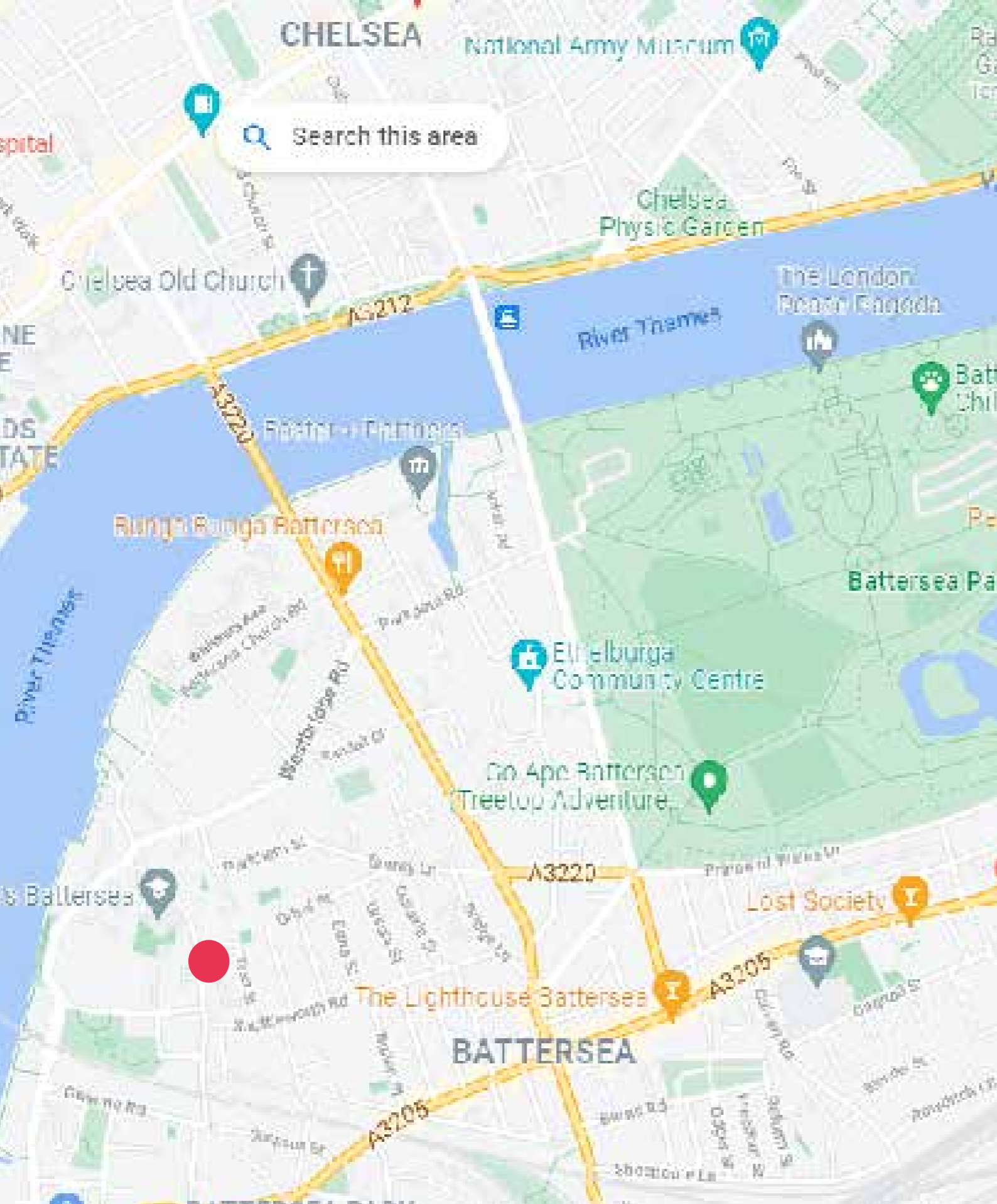


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Gross Internal Area (approx)
3720 sq.ft or 345 sq.m
For identification only. Not to scale.



The local area includes many attractions and local amenities.

Fred Wells Gardens is moments away and includes a fun play ground for children. The river walk is easily accessible and one can walk all the way to Battersea Power station.

There are numerous pubs and restaurants such as the Woodman, The Candlemaker and Le Quecum Bar & Brasserie. Battersea Square has a Gails patisserie and Gordon Ramsey's London House. Nearby is Battersea Park, Prince Albert Pub, the Lighthouse Pub and Bayley and Sage on Parkgate Road.

Chelsea and the Kings Road are a short bus ride away or within walking distance.

Local schools include Thomas' Battersea, L'ecole de Battersea and the Royal Academy of Dance.

Tenure: Leasehold and share of freehold
Lease years remaining: 974 years
Service Charges: £9,494 per annum
Parking for two cars in the secure gated car park

For more information, contact:

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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