AUCOOT



ADDRESS

Grayshott Road, Battersea, London, SW11

PRICE

£800,000

ARCHITECT

thompson+baroni

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INFORMATION

A thoughtfully considered and beautifully presented three-bedroom split-level apartment set on a quiet, tree-lined street within the sought-after Shaftesbury Park Estate Conservation Area. Designed by acclaimed architects thompson+baroni, the space is defined by its generous proportions and thoughtful dialogue between Victorian gothic architecture and contemporary industrial detailing.

Entry is via a private covered entrance, which opens into a welcoming hallway with smoked oak wooden flooring leading to the raised ground floor. Here, a striking double-aspect reception room sits at the front of the property, filled with natural light throughout the day and centred around an impressive atrium. Two spacious double bedrooms are located on this floor, alongside a beautifully finished family bathroom and a separate wet room, both of which have Duravit and Hansgrohe fittings and Domus tiles.

An open-tread stainless-steel staircase leads down to the heart of the home which features a dramatic open-plan reception and dining space. Mandarin Stone tiling runs underfoot, anchoring the industrial-style kitchen, fitted with stainless-steel cabinetry, worktops and island. Integrated Bosch appliances sit alongside mirrored eye-level units, enhancing light and creating a sense of depth and volume.

There's plenty of handy storage including a substantial vault storage room running the full width of the property, offering a multitude of uses. The home also features fibre-optic broadband, remotely operated boiler/heating and replacement timber double glazed sash windows.

At the front of the home, a south-west facing terrace provides a private outdoor retreat, ideal for planting, dining and enjoying the sun mid morning through to the evening.

LEASE LENGTH

997

SERVICE CHARGE

£0

EPC

=B











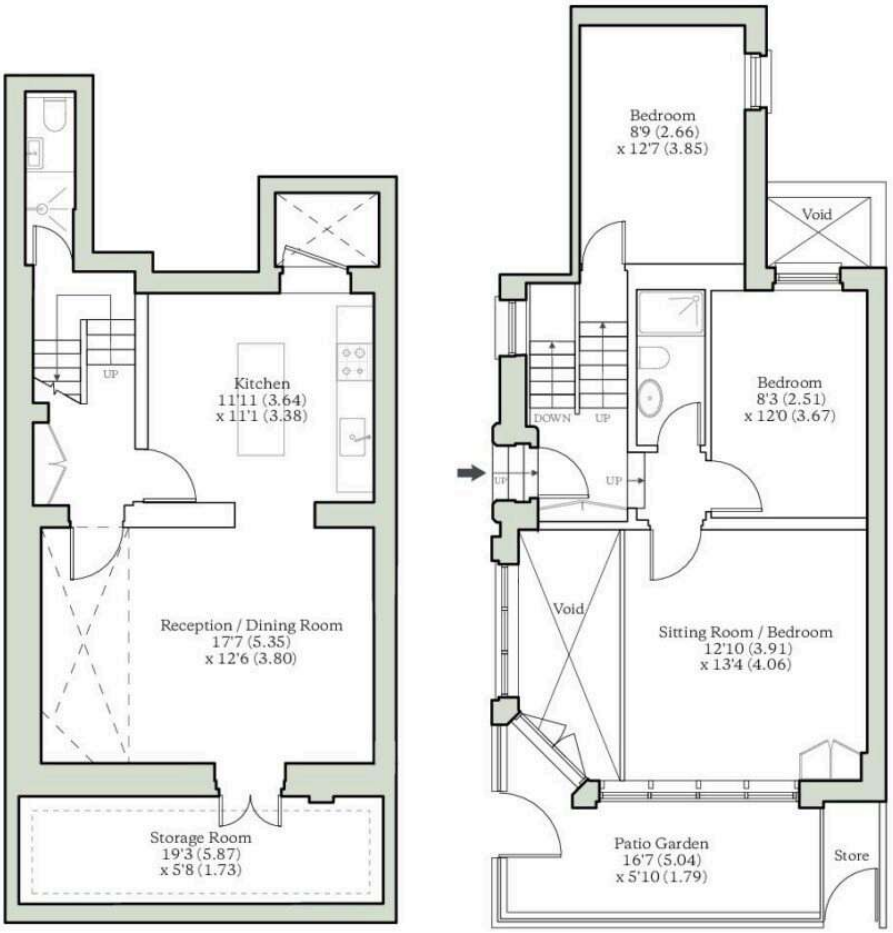


GRAYSHOTT ROAD, LONDON, SW11

Approx. Internal Area = 1082 sq ft / 100.5 sq m
Limited Use Area(s) = 109 sq ft / 10 sq m
Total Area = 1191 sq ft / 110.5 sq m
Approx. Outdoor Area = 107 sq ft / 10 sq m
For identification only - Not to scale

Denotes restricted head height

N



LOWER GROUND FLOOR

GROUND FLOOR

AUCOOT

RICS Property Measurements Standard