

# INIGO



## *Battersea Park Road*

LONDON SW11

£850,000 LEASEHOLD

A thoroughly chic reappointment under its current ownership has rejuvenated this two-bedroom, late 19th century maisonette in Battersea, south-west London. It is crowned by a wonderful rooftop terrace with an orangery and far-reaching views that extend across the city skyline. The material palette inside is distinguished, making use of richly veined marble, honey-hued hardwood and carefully selected paints that pick out reinstated ornate cornicing and wood panelling. Travel across and out of the city is made easy by the maisonette's proximity to Clapham Junction station, a 12-minute walk away.

### *Setting the Scene*

Battersea Park Road – formerly known as Lower Wandsworth Road – historically connected Nine Elms to Battersea Village. In the west, it runs parallel to its namesake park, a 200-acre green space with an impressive Grade II\* listing.

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### *The Grand Tour*

The maisonette has its own private entrance from the ground level; stairs ascend to the first floor and again to the second storey, where the primary reception space lies.

The plan's uniquely prismatic shape has been harnessed to its full advantage; in the living room, light enters from a trio of south facing sash windows, suffusing into every corner. Double-height ceilings are adorned with box cornicing, while parquet floors spread out underfoot. The walls are painted Lick Beige 07, a colour that contrasts with an intricate fireplace framed by a relief-adorned stucco and green marble surround; bioethanol, it provides an atmospheric focal point on cold wintry nights. Otherwise, underfloor heating warms from below in the orangery and colour-matched column radiators have been added throughout.

At the rear of the second floor is an exquisitely finished northwest facing bathroom with a soaking tub, perfect for sunset baths in the evening. A set of stairs lie adjacent and have an atmospheric daybed built beneath. Upstairs, on the third floor, is a brilliantly bright orangery with access to a roof terrace. A custom mini kitchenette with a sink and mini-fridge makes for easy potting or entertaining, and there is room for a dedicated dining space or seating to bask in the sunlight.

The double-aspect kitchen is on the first floor, with bespoke units, adorned with custom carved walnut handles, that make clever use of space by stretching right up to the ceiling. The same parquet grounds here, and there is a beautiful walnut unit on one side. Pattern is added by a remarkable peninsula-style marble unit with an Italian Barazza 5-ring hob set atop and a discreet extractor fan above. Details have been carefully considered and include reeded glass cabinetry and brass fixtures.

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Both bedrooms lie on this storey, with the principal at the far end. Each enjoying double-height ceilings and built-in storage, cleverly disguised behind contemporary carved fronts that echo the reinstated Georgian panelling elsewhere. The principal room is bathed in light from two windows, and there is a cosy working bioethanol fireplace with a broad mantel for arranging trinkets. The second double bedroom is slightly smaller than the principal but has been finished with the same deft touch, with mink-painted panelling embellishing its walls.

Geometric green and pale white tiles ground the first-floor bathroom, a spirited contrast with striped tiles that line the walls. The fittings here and in the upstairs shower room are from Burlington.

### *The Great Outdoors*

The roof terrace is a sublimely private spot with especially far-reaching views. It features a rare orangery space, perfect for both summer and winter, allowing for indoor enjoyment of meals and gatherings away from inclement weather, opening onto the bespoke terrace through a set of French doors. At three storeys high, in November, the fireworks at Battersea Park can be watched from this private vantage point as well as New Year's revelry. On the terrace, built-in benches with deep cushions hide storage for garden supplies, alongside a padded space for four-legged friends. The terrace has plenty of space for potted plants – the current owner has planted with cream and pale pink wisteria, brightly coloured rhododendrons, a variety of magnolia trees, sweet smelling summer jasmine and hardy felicias throughout the terrace's bespoke planter design.

### *Out and About*

Battersea Park Road crosses through the heart of Battersea, running past the southerly edge of the expansive Battersea Park. The stretch that this apartment lies on has a number of brilliant amenities: there are several coffee shops in easy reach, along with several charming cafes and pubs. The Farmer's Mistress, a local brunch staple, Kapihan, a speciality matcha and Filipino pastry cafe, and L'Antipasto, mere minutes away on foot, serves traditional Italian fare, while atmospheric pub The Latchmere has a menu filled with hearty pub food.



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Perpendicular is Battersea Bridge Road, which is home to the brilliant Fresco Deli, several independent restaurant and the Royal College of Art's Battersea campus. Across the bridge are the shops and restaurants of the King's Road and Chelsea.

Battersea Square, a 10-minute walk away, is a pedestrianised piazza surrounded by some excellent restaurants, including Lebanese restaurant Mazar and Melazana Pizzeria. There is also a branch of Gail's.

Spanning 200 acres, the exquisite green space of Battersea Park is a 10-minute walk from the apartment. Grade II\*-listed, made up of a wonderful assemblage of gardens, sprawling lawns, a boating lake, a children's zoo, the Pump House gallery, and sports facilities. The Pear Tree Cafe is set beside the lake and offers vibrant evenings of live music, with food by ex-Petersham Nurseries alumni Annabel Partridge and Will Burrett. Battersea Power Station, filled with an excellent array of high-end shops, restaurants, and a cinema, can be reached in 35 minutes via the park.

The nearest station to the house is Clapham Junction, a 12-minute from the house. It serves National Rail services as well as the Mildmay and Windrush Overground lines. There are several buses in the immediate area. The Thames Clipper Uber Boat runs down the Thames from the pier to the City and Canary Wharf to the East.

Tenure: Leasehold / Lease Length: Approx. 958 years remaining / Service Charge: Approx. £680 per annum / Ground Rent: £10 per annum / Council Tax Band: D

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.