

# INIGO



## *Westbridge Road II*

LONDON SW11

SOLD

Looking onto characterful Battersea Square, this one-bedroom apartment draws on traditional styling to create a carefully crafted pocket of calm moments from the banks of the River Thames. It occupies the first floor of a Grade II-listed 17th-century alehouse crowned with jubilant tripartite Dutch gables. Following a complete refurbishment by the current owner, the once-bare interiors have been intuitively reimagined with a perfectly pitched touch of countryside charm.

## *Westbridge Road II*

LONDON SW11

SOLD



### *Setting the Scene*

The Raven Inn has sat proudly at the corner of Battersea Square since the 17th century, at a time when Battersea remained cut off from the city of London by fields and wasteland. For centuries the square remained the heart of the village proper, at first home to stocks, later replaced by a water pump, and soon lined with the larger villas of the burgeoning middle class following the construction of the railway and the Victorian suburbanisation of London. In many paintings and etchings throughout the years, the stalwart inn can be easily recognised by its triumphant gables, their off-white stucco graphically outlined to create ebullient curves.



### *The Grand Tour*

Considering its concise scale, the apartment is well-proportioned and generous in its reception space. The south-facing living room's bespoke finishes layer to create a feeling of comfort and luxury. Fitted shelving lines one wall to create a focus point bedecked with books, art, and trinkets. 'Oval Room Blue' by Farrow & Ball uniformly cloaks the walls and softly defines a myriad of historic detailing, a design decision that lends a contemporary freshness throughout. The original fireplace is picked out by its contrasting stone surround, its clean orthogonal geometry in playful contrast to the curved arch and bullseye details of the adjacent inset shelving.

The kitchen is reached via a hallway equipped with concealed storage, and bright Amtico Spacia parquet flooring connects the two spaces seamlessly. Delineated by a large sash window that frames tree-top views, it has an integrated hob, oven, washer, dryer, and microwave appliances from AEG. Carrara-style counters run atop custom cabinetry specifically designed to sit seamlessly within the curves of the building.

In a decidedly advantageous position, the bedroom occupies the south-east corner of the plan. A window punctuates each wall of the room, following the sun over the course of the day. Bespoke floor-to-ceiling storage flanks one wall, and wool carpet runs underfoot.

## *Westbridge Road II*

LONDON SW11

SOLD



The bathroom is a heady jewel-box, resplendent in glistening green tiles from Emery & Cie. Bruxelles, individually angled and rustically uneven they create a mélange of emerald and jade. A traditional shower and matching chrome ironmongery tie in the timeless style found elsewhere in the apartment.

There is an off-street parking space for a small car in the shared courtyard.

### *Out and About*

The apartment is opposite Battersea Square, which is lined with wonderful places to eat and drink including Suzette, a French cafe and creperie, local favourite Melanzana, renowned Lebanese restaurant Mazar and Vinos y Licores bar for tapas.

Westbridge Road is a two-minute walk from the River Thames, where the Thames Path offers lovely walks in both directions. Battersea Park, which has sports courts, a cafés and galley, is a 15-minute walk away.

A five-minute walk away is Battersea's cultural quarter, home to the RCA's Herzog & de Meuron designed campus, and the offices of Vivienne Westwood and Fosters + Partners. A little further afield on the eastern side of the park is Battersea Power Station and the extensive shopping and leisure activities on offer.

The nearest stations are Clapham Junction, Battersea Park and Queenstown Road which run National Rail and Overground services. Trains run to Waterloo and Victoria every few minutes. The 170 hopper bus from Westbridge Road links directly to Victoria in 15 minutes.

Tenure: Leasehold

Lease Length: Approx. 101 years remaining

Service Charge: Approx. £2,150 per annum

Ground Rent: Approx. £300 per annum

Council Tax Band: D



# INIGO



## *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.