



ASK THE LOCAL

First Union Senior Negotiator at Battersea, **Rupert Leigh-Wood** highlights a vibrant enclave in SW11

FOR SALE

What's going for it?

A vibrant enclave hidden away in North Battersea, close to the River Thames. A fantastic diverse range of properties, from one-bedroom flats to five-bedroom family houses and some excellent restaurants!

Well connected?

Clapham Junction mainline station is just a ten-minute walk away with its connections to Victoria, Waterloo and Gatwick Airport. The City and West End are well served by excellent bus routes along Vicarage Crescent and Battersea Bridge Road.

And the schools?

Great schools with Thomas's School and L'Ecole de Battersea just off the Square. Newly renovated St John Bosco College, the Ofsted rated 'outstanding' Somerset Nursery and finally the famous Royal Academy of Dance.

Hang out at...

Too many to mention! The picks must be London House (Gordon Ramsay), the fantastic Italian, Melanzana, the lovely European restaurant, Queenswood, and the recently opened Gails Bakery – great for a latte and catch up!

Where to buy

Some great flats overlooking Battersea Square itself. Battersea Village with its appeal to first-time buyers and investors. The "Sister Streets" for some spacious family homes and Valiant House for excellent river views.

Gem of the month

Battersea Square, Battersea SW11

An extremely spacious two-bedroom flat on the top (third) floor of this substantial building overlooking Battersea Square, close to the River Thames and the Kings Road, Chelsea.

£695,000

First Union 020 7771 7100



Groveyay, SW9

£2,000,000 Freehold

A delightful five bedroom Georgian house ideally located in the Stockwell Conservation area minutes from Stockwell Underground.

This stunning house retains much of the original character and has a secluded and private garden.



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