

A rooftop terrace with a dark wooden deck. In the foreground, there is a square wooden table with four white folding chairs that have blue and white patterned cushions. To the right, a curved brick wall features two large, arched, multi-paned windows. A large, dark metal pipe runs horizontally across the top right. Along the edge of the terrace, there are several long, grey concrete planters filled with various green plants and flowers. In the background, a dense urban landscape with many buildings is visible under a clear blue sky.

VICTORIAN HEIGHTS

LONDON, SW8



A sun-drenched penthouse apartment in a secure Victorian school conversion.

Extending to 2,600sq ft internally, with 600sq ft of terrace space, is this truly unique penthouse apartment in a beautiful Victorian school conversion offering expansive entertaining space.

With double height ceilings in excess of 16ft (5m) in the kitchen/breakfast room and one of the reception rooms.

The flat benefits from masses of natural light throughout. Both terraces face southwest, enjoying sun all day, making for fantastic outdoor entertaining and sunbathing.





Internally, the apartment has two large reception rooms and a generous eat-in kitchen on the lower level, plus a double bedroom and bathroom; the upper floor gives access to both terraces and has two further ensuite double bedrooms, one with a large dressing room plus a study area.



Victorian Heights is set behind secure electronic gates and benefits from a daytime concierge and nighttime security. The flat comes with two secure off-street parking spaces.

The building is equidistant between Battersea Park and Clapham Old Town, allowing easy access to Battersea Power Station and Clapham Old Town and extensive restaurants, shopping and transport situated there.



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Approximate Areas

2,592 ft² / 240.8 m² internal area

594 ft² / 54.94 m² terrace area

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

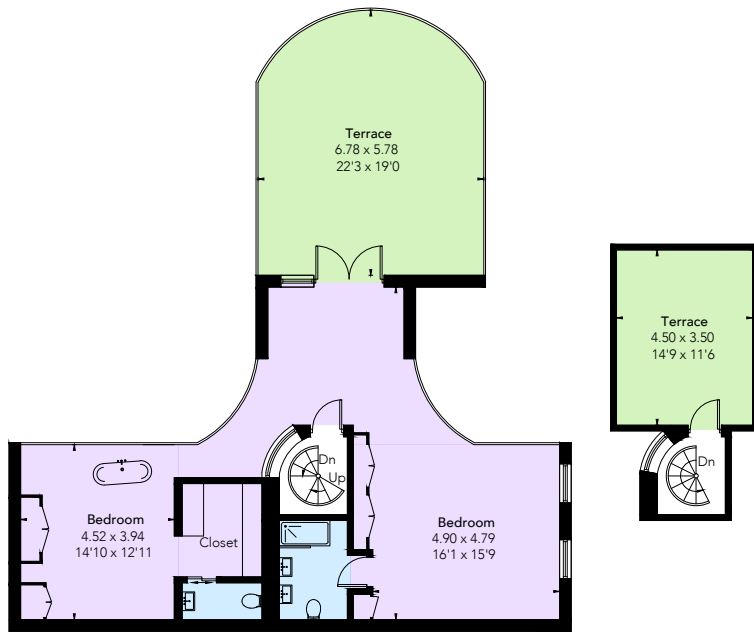
Guide Price:	£1,695,000
Deposit:	Share of Freehold
Service Charge:	£9,500 pa
Local Authority:	Wandsworth
Council Tax:	Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



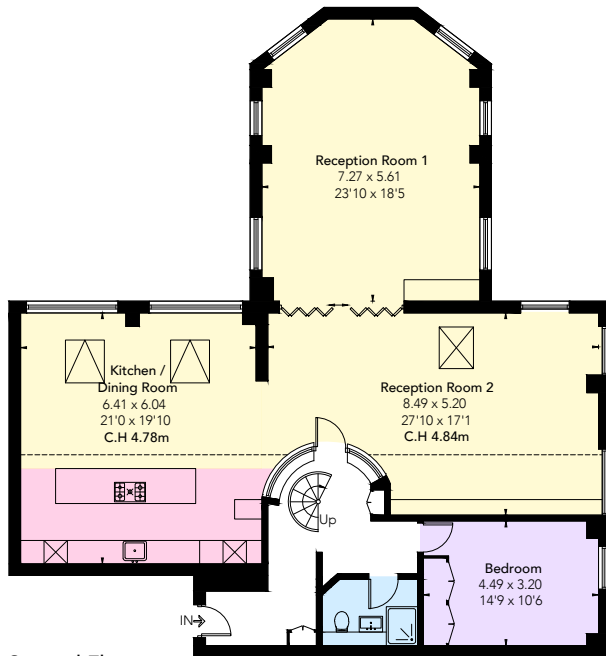
Tedworth Property

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Third Floor

Top Floor



Second Floor



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.