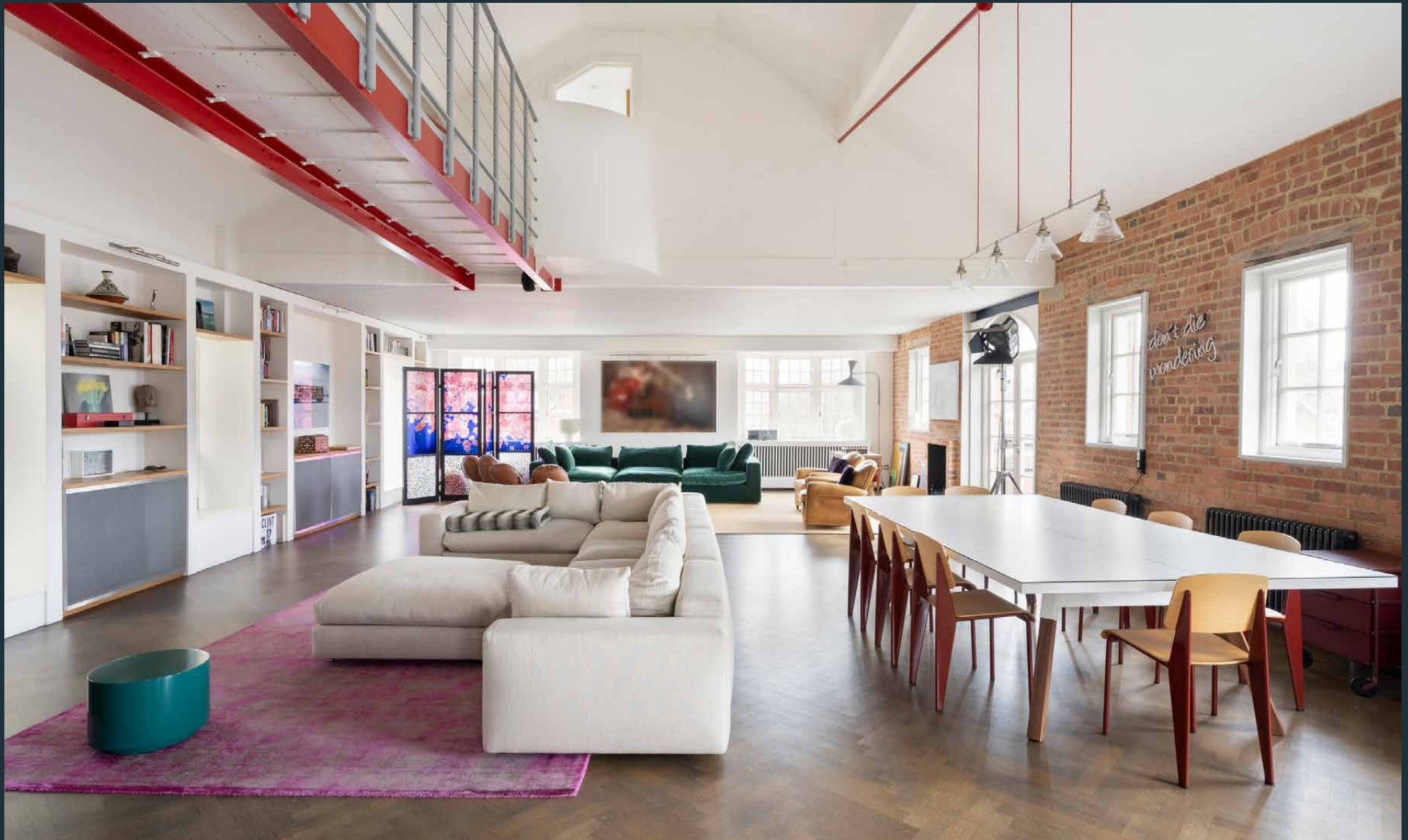


DOMUS NOVA



Old Library, SW11 – £1,731 p/w (LL) / £2,400 p/w (SL)

In partnership with **BARNES**
INTERNATIONAL REALTY



Once a Victorian library, classic architecture and contemporary design fuse at this Battersea High Street duplex, moments from the River Thames. Stretching over 11-metres in length with windows punctuating all four sides, there's an unrivalled feeling of space and light to the open-plan reception room and kitchen here. A double-height vaulted ceiling accentuates the sense of volume further, setting the tone for the whole apartment.

Materials are bold and industrial throughout the communal space. An exposed brick wall runs along one side of the room. Above, red steel joists support an open walkway, while a light fixture in the same bright shade pops against the white plasterwork.

Parquet flooring unites the versatile footprint, while thoughtful zoning brings functionality; move between a TV corner with custom shelving, a more formal seating area and an eight-seater dining table.

Outdoor living options are just as extensive: think two balconies, a terrace and a communal garden. Or savour the sunshine from the adjoining conservatory, currently set up as a study.

Tucked away to one side of the room, the kitchen is a more intimate pocket within the cathedral-like expanse. Streamlined wooden cabinetry, a gas range cooker and stainless-steel surfaces lend a restaurant quality finish.



Bookshelf and TV area on the left side of the wall. The top shelf is filled with books. Below it is a large black TV mounted on a wooden frame. Underneath the TV is a grey cabinet with mesh doors. To the right of the TV is a white door with a window.

Bookshelf and window area in the middle of the wall. The top shelf has a few decorative items. Below it are several shelves with books and a framed picture of a yellow flower. A white door with a window is on the left side of this section.

Bookshelf and window area on the right side of the wall. The top shelf has a few books. Below it are several shelves with books and a framed picture of a winter scene. A white door with a window is on the right side of this section.

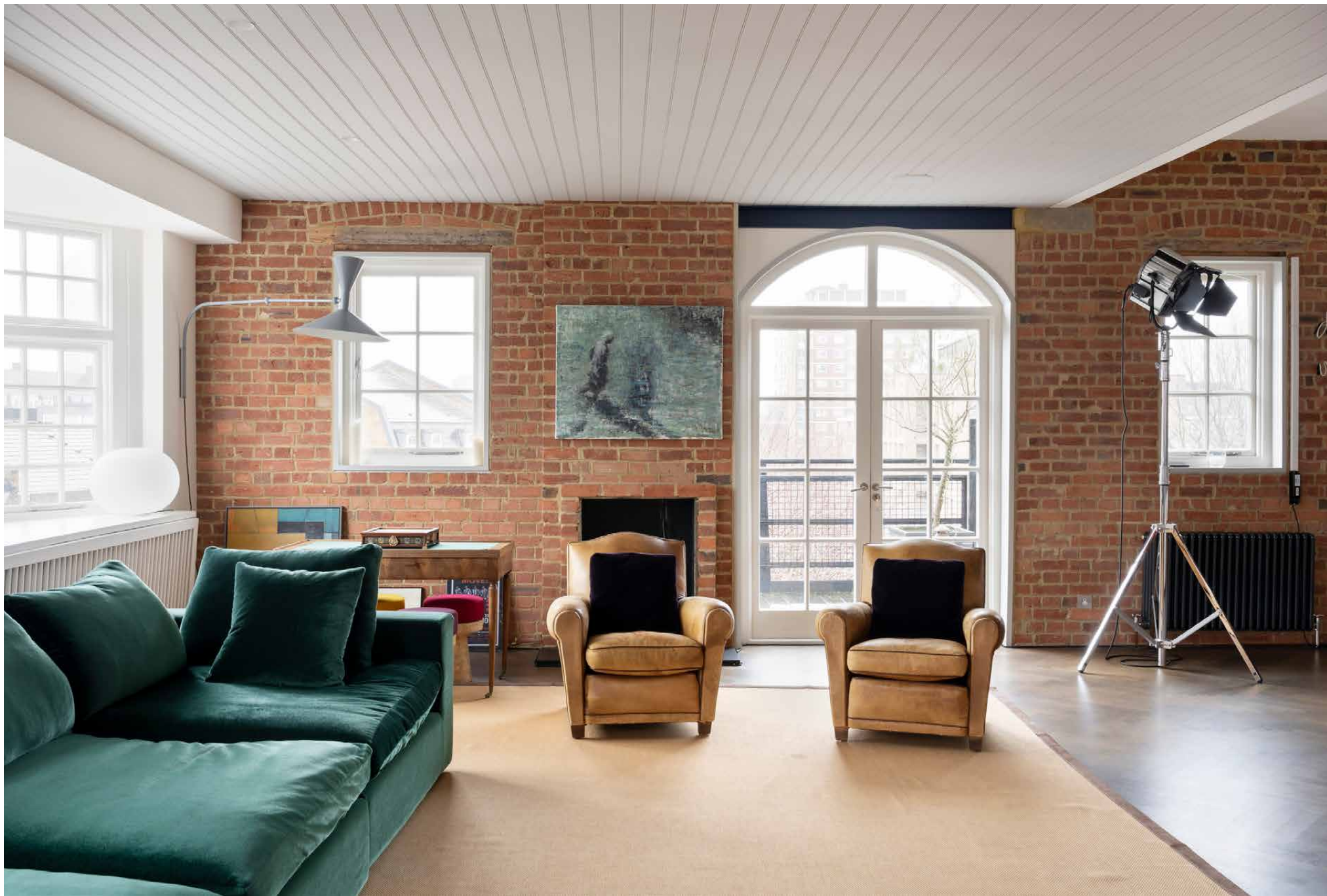
Bookshelf and TV area on the far right side of the wall. The top shelf has a few books. Below it is a large white TV mounted on a wooden frame. Underneath the TV is a grey cabinet with mesh doors.

Bookshelf and window area on the far right side of the wall. The top shelf has a few books. Below it are several shelves with books and a framed picture of a colorful abstract scene. A white door with a window is on the right side of this section.

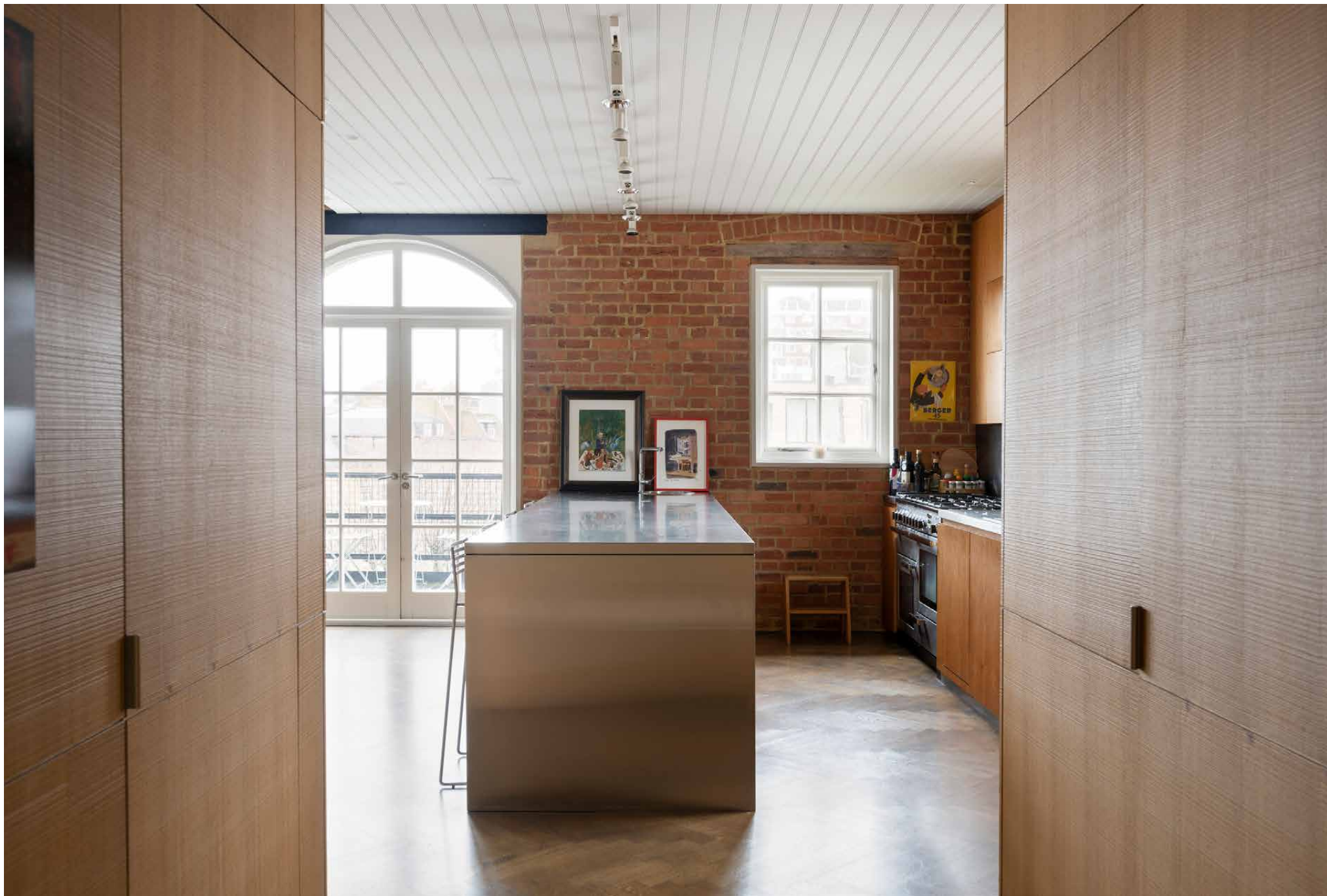
White modular sofa in the foreground. It has several white cushions and is positioned on a dark wood floor. A small teal table is visible behind it.

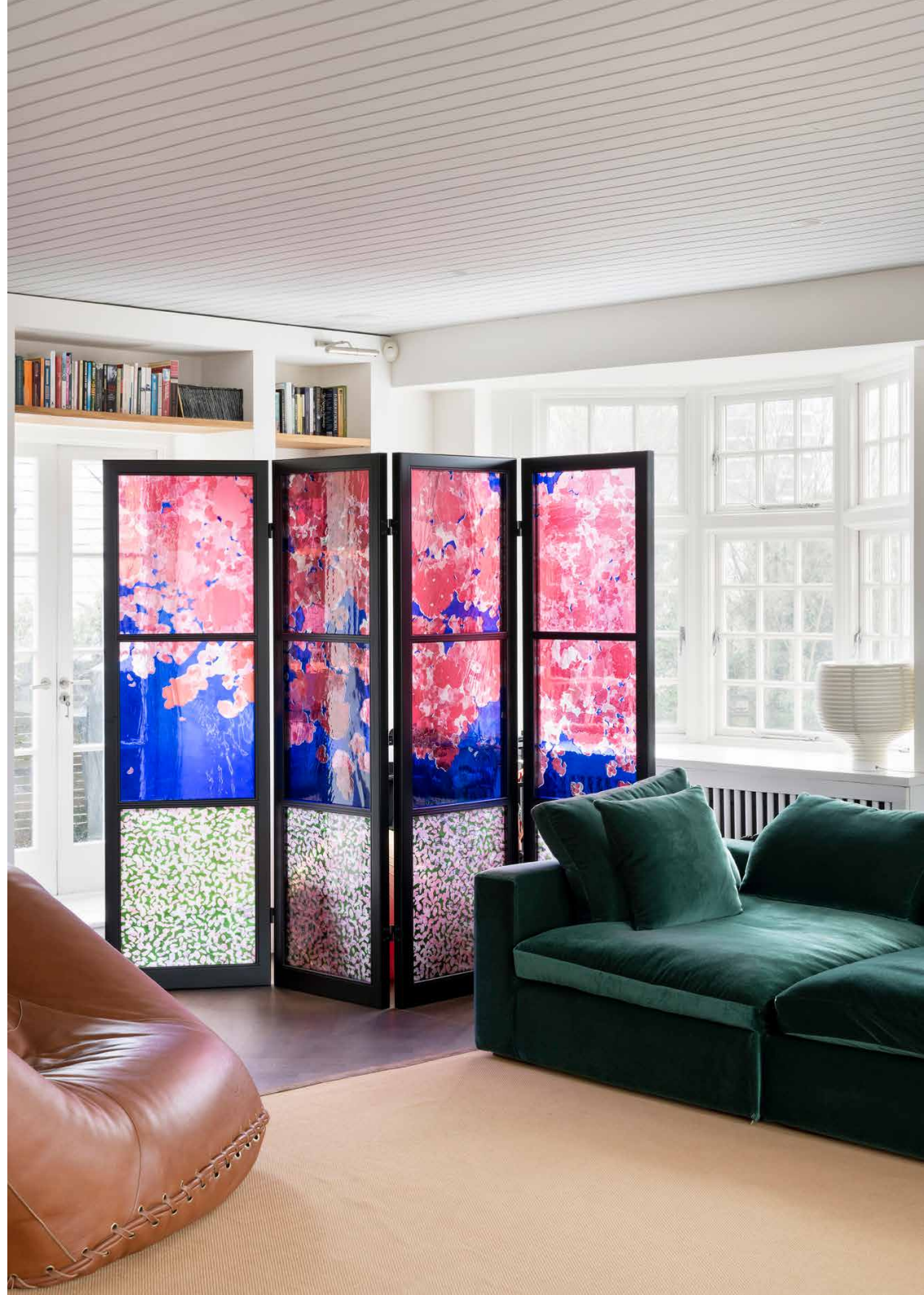
Brown leather chair on a rug. The chair is large and comfortable, with a brown leather finish. It is positioned on a light-colored rug on a dark wood floor.

White table in the foreground. It is a simple, rectangular table with a white top and is partially visible in the bottom left corner.









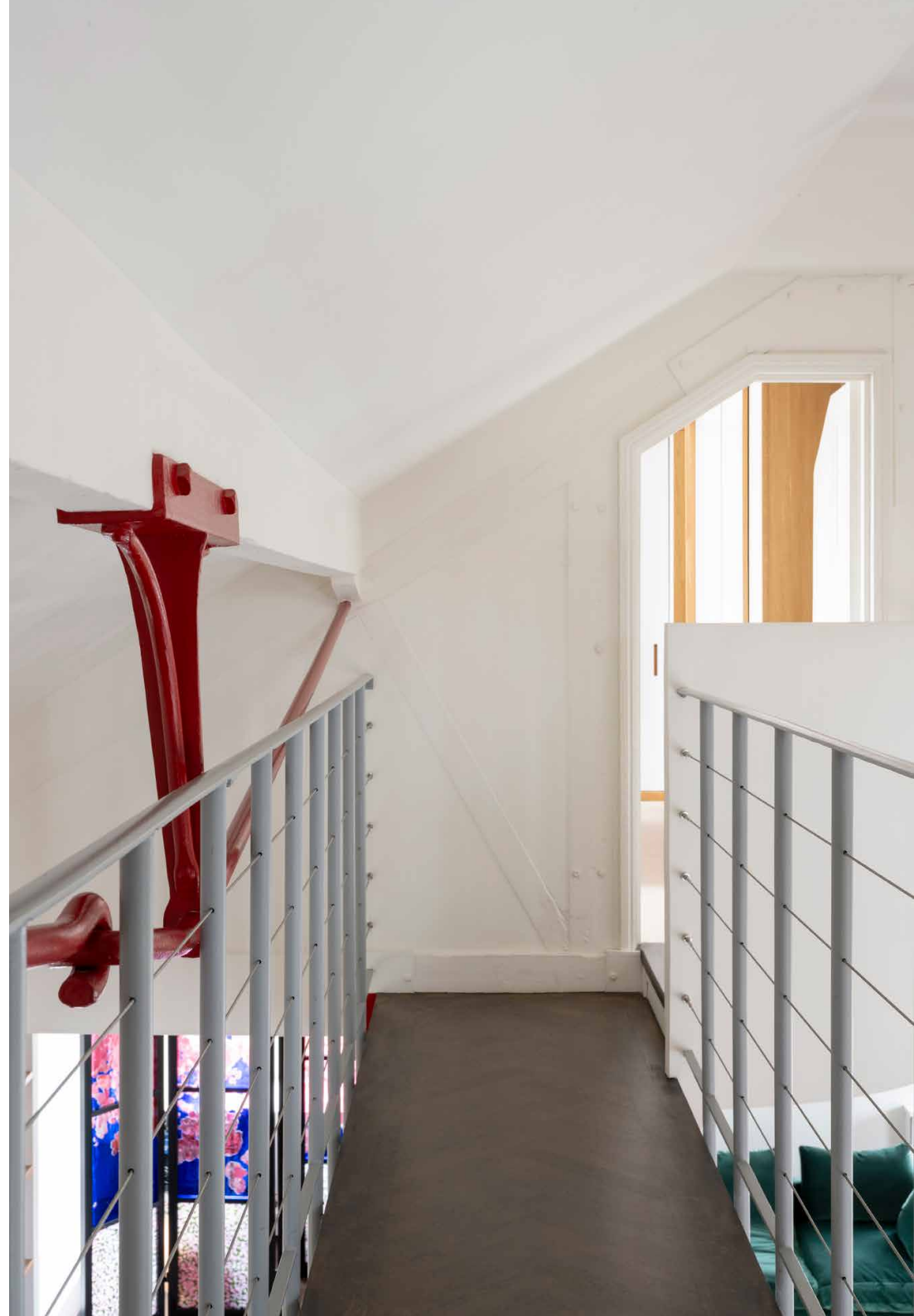


Upstairs, bedrooms are divided into two wings. Punchy colours create playful backdrops in two guest bedrooms – one with access to attic storage, the other with an integrated wardrobe and a desk. Both are served by a contemporary bathroom.

Across the steel framed walkway, the principal suite is afforded privacy. Positioned in the middle of the room, the bed faces French doors out to a balcony.

Banks of fitted wardrobes keep clutter at bay, contributing to the calming atmosphere. The en suite also benefits from ample natural light and considered design touches – note the extra-long vanity unit and vivid green cupboards.

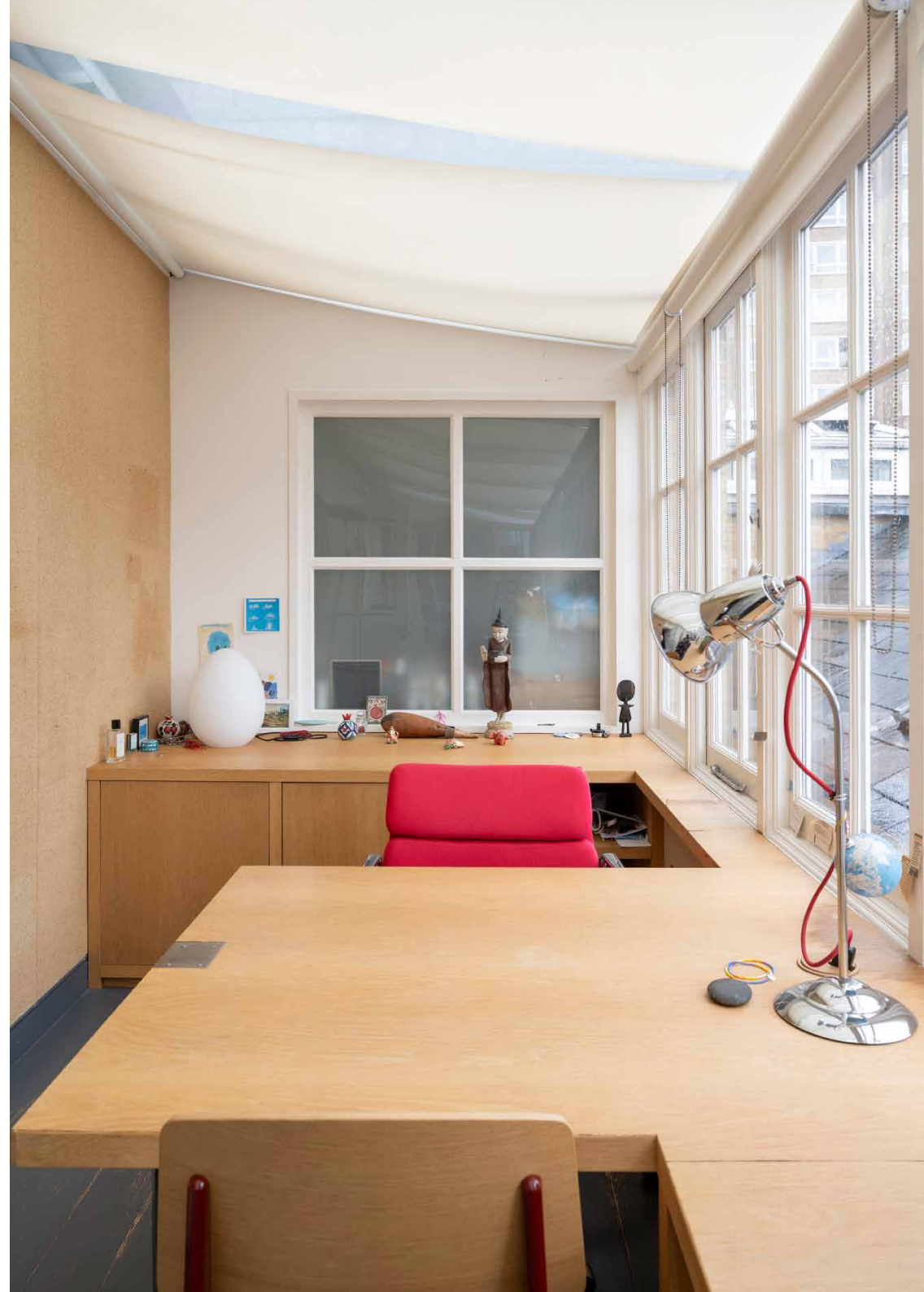
The apartment comes with two allocated parking spaces accessed through remote controlled gates.





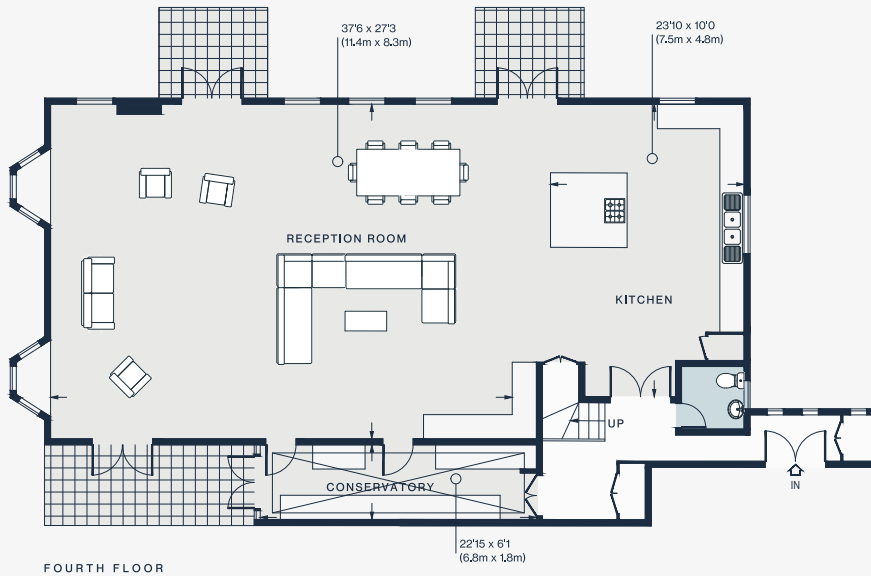
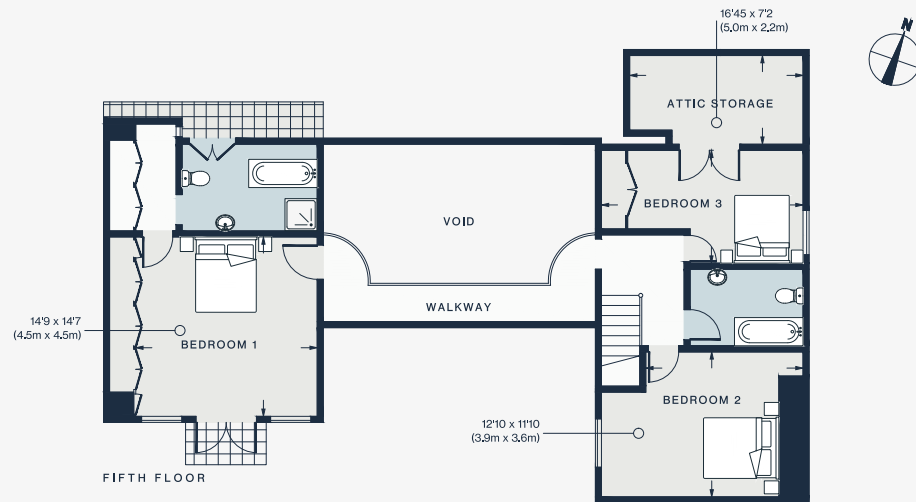












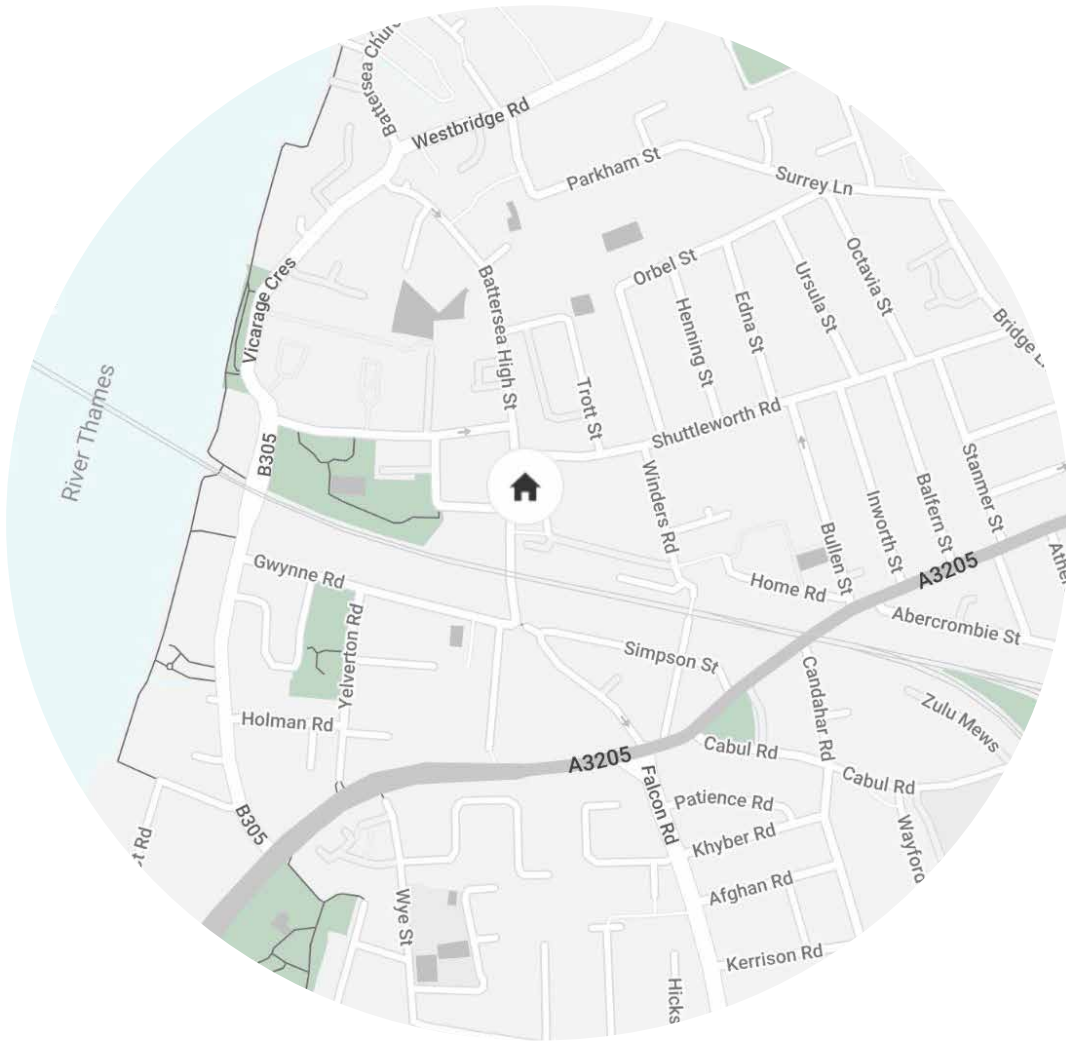
Approx. Gross Internal Area = 2677 sq ft / 248.0sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice. Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.

Property Details

- 3 bedrooms, 3 bathrooms
- Open-plan reception room and kitchen
- Conservatory
- Principal bedroom suite
- Two guest bedrooms
- Family bathroom
- Cloakroom
- Three balconies and a terrace
- Communal garden
- Off street parking space
- London Borough of Wandsworth

- Approx 2,677sq ft / 248 sq m
- Council Tax Band - G
- Deposit Payable - £8,654 (LL) / £9,600 (SL)
- EPC - D



Location

A short stroll from the River Thames, this apartment is a springboard to Battersea and beyond. Start the day with a run around Battersea Park and coffee from Gail's or Suzette on Battersea Square – a quaint, cobblestone enclave that comes alive when the sun shines. More dining options await along nearby Battersea Park Road, including local favourites Manna Dew bakery and Flour to the People. Come evening, head to bustling Northcote Road or catch at play at Battersea Arts Centre. Stretch your legs further with a walk across Battersea Bridge for brunch at Bluebird on the King's Road, just 20 minutes away. Battersea Power Station is also in easy reach when you want to hit the shops.

Clapham Junction - 11 mins



Who ——— we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.



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