

AUCOOT



ADDRESS

Ransome's Dock, London SW11

PRICE

£2,500,000

ARCHITECT

Rafael Borrego

INFORMATION

This three-bedroom apartment in an ideal location combines the best in warehouse living with an unrivalled focus on detail that provides the most understated in luxurious living. The architects have delivered an exemplary finish with special attention paid to high quality materials that complement the building's industrial heritage. Ransome's Dock is one of the most sought after enclaves of Battersea. Just a short walk from one of London's most spectacular green spaces – Battersea Park, the apartment counts the iconic architecture practice of Sir Norman Foster and the fashion house of Vivienne Westwood as nearby neighbours.

The main open-plan living area is striking in both size and design. The materials used throughout have been meticulously considered – polished concrete floors run seamlessly through the main reception area, kitchen and bedrooms; a curved feature wall clad in solid oak connects the room to the hallway and the industrial history of the building is reflected with exposed raw concrete pillars and high concrete ceilings. A series of double doors all open out to a south facing terrace, which becomes a continuation of the flexible living space. There is a guest WC with a hand-crafted black marble basin near the front door, and a coat cupboard discreetly hidden behind the oak panelling. Within this space you'll also find a dining area and kitchen with windows that overlook the boats in the dock. The kitchen itself was designed by the architects in collaboration with Minacciolo and consists of brushed metal worktops and units made of paperstone (a recycled material) and sandstone. As with all elements within this apartment, every detail has been meticulously executed and the kitchen is equipped above and beyond a usual kitchen fit out. As well as more regular integrated appliances (all Siemens) of multifunction oven, gas hob, dishwasher and double fridge freezer, the room also houses a steam oven, warming drawer, gas wok hob, electrical tepinyaki and a large wine fridge. There's even a separate utility room off the hallway.

The master bedroom is complete with walk-in wardrobe and ensuite bathroom which has a beautiful marble counter, Corian bath, brushed copper Vola taps and towel rails, Murano glass basins and a walk-in shower. The family bathroom, also with a walk-in shower, has Corian basins and beautiful Italian Mutina tiles. There are two further large double bedrooms, one with a balcony that looks over the dock and out towards the river.

The high specification and commitment to quiet luxury is evident throughout. All of the windows have been replaced with timber frame triple glazed units, there is underfloor heating in all rooms, skirting boards are recessed with shadow gaps, the master bathroom and bedroom have integrated ceiling speakers and the living space has surfaced mounted Bose speakers, all three areas also come with a home automation system – managing lights, audio and window dressings with matt black touchscreen plates. A full list of specifications is available upon request. There is also secure off street parking and lift access.

On your doorstep is the wonderful Battersea Park with 200 acres of sprawling green space. This Victorian landmark boasts its own, kilometre-long embankment along the River Thames, a lake with large sculptures by Barbara Hepworth and Henry



Moore on its banks, sports facilities and children's play areas and even a lovely Children's Zoo. Stock up on the essentials at one of many convenient local food stores, just a short walk away. Or take a stroll to Northcote Road, one of Battersea's best loved destinations. Closer to home, you'll find a variety of excellent restaurants and bars. Queenstown Road and Battersea Park station are both nearby and offer fast and frequent services into Waterloo and Victoria mainline stations respectively.

LEASE LENGTH

125 years

SERVICE CHARGE

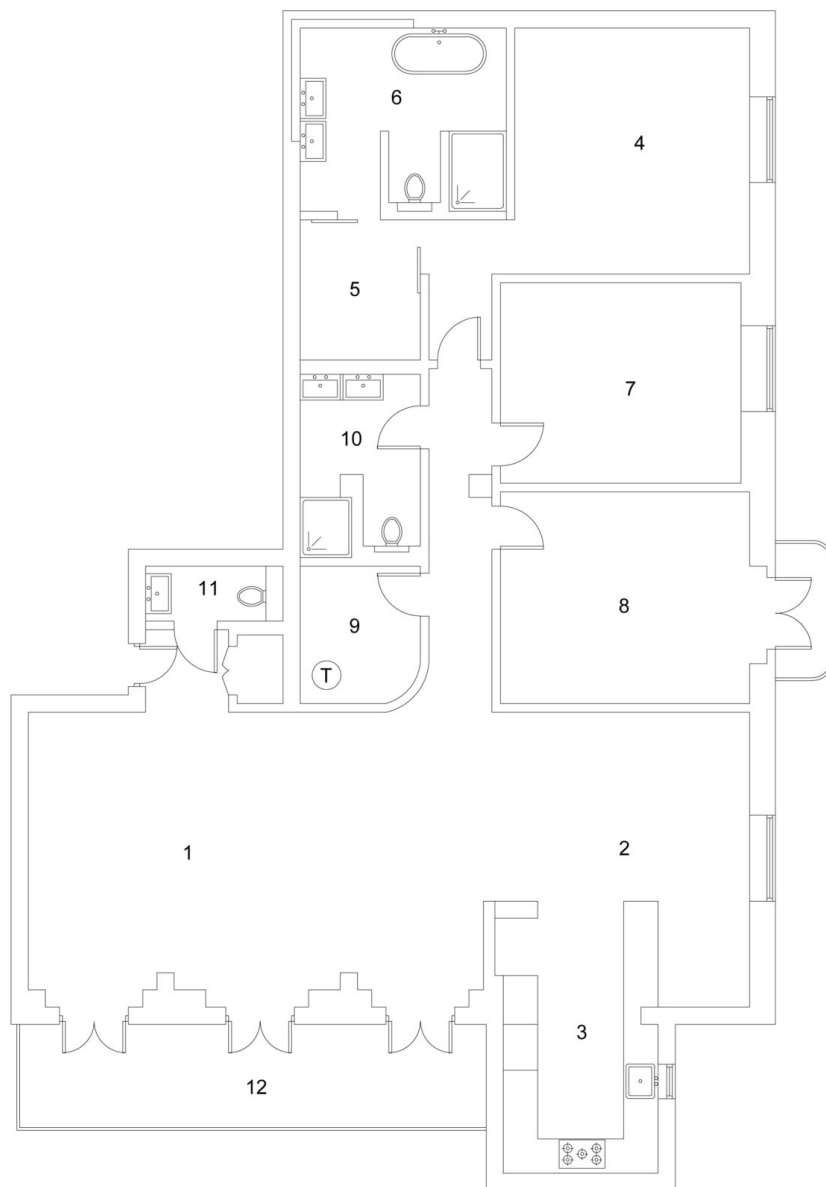
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EPC

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AUCOOT



First Floor

1. Reception Room
2. Dining Room
3. Kitchen
4. Bedroom 1
5. Dressing Room
6. Ensuite
7. Bedroom 2
8. Bedroom 3
9. Utility
10. Bathroom
11. Wc
12. Terrace

Ransomes Dock, London, SW11
Approximate Gross Internal Area = 172.9 sq m / 1862 sq ft
Illustration for identification purposes only. Not to scale. Ref: 186146

