

INIGO



The Royal Laundry

LONDON

£725,000 LEASEHOLD

This charming two-bedroom apartment sits on the second floor of an 18th-century building once known as The Royal Laundry. Grade II-listed, the building has undergone a careful conversion to house a collection of apartments and townhouses. Wonderfully landscaped gardens sit to the rear, with a private swimming pool for use by residents. Located in Battersea Old Town, the apartment has views of St Mary's Church on the Thames and is perfectly connected.

Setting the Scene

Historic England shows that The Royal Laundry dates from 1725-1750, in a part of Battersea that is rich in history. Comprised of three cottages, 19th-century alterations to the original buildings saw the demolition of the front wall to the main house and substantial setting back of the new front, leaving the flanking cottages projecting. The premises were used as a laundry from 1938 until 1971 and later designated a Grade II listing for their historical importance. For more information, please see the History section below.

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The Grand Tour

Entry to the apartment is via a bright hallway that leads to a second-floor landing. To the right of the plan is a light-filled living space. It has dual-aspect views over the front and rear of the building, maximised by the neutral cream by Farrow and Ball on the walls. The kitchen is pared-back and elegant, with marble worktops and appliances concealed in white cabinetry; light oak floorboards run throughout the apartment, creating cohesion and warmth.

Across the hallway, a large primary bedroom overlooks the quiet communal gardens to the rear. In this cleverly designed space, a sense of calm prevails. Fitted cabinetry is painted in Farrow and Ball, and a cosy reading bench is nestled beneath the large sash window. A lovely second bedroom sits adjacent, with a large cupboard and green views over the landscaped gardens of the adjacent Sunbury Lane estate.

The handsome bathroom is set in between the bedrooms. It has pretty geometric floor tiles, a shower, a WC and a marble-topped vanity. Throughout, original sash windows and cast-iron radiators complement the period proportions of the building.

The Great Outdoors

Externally, large south-facing communal gardens are chock full of established beds. In spring, these bloom into life, as do mature trees, which provide shade beneath canopies of fresh leaves. A sociable patio adjoins the large communal swimming pool, which is serviced and open throughout the summer.

Out and About

Westbridge Road is wonderfully located. It is a two-minute walk from the River Thames (where the Thames Path offers lovely walks in both directions), while Battersea Park is a 15-minute walk away, with sports courts, a café and a gallery.

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The apartment is just moments from Battersea Square, which has many wonderful places to eat and drink, including Gordon Ramsay's London House, Vinos Licores for tapas, Italian restaurant Melanzana and a Gail's bakery. A little further down Battersea High Street is The Woodman Pub, which has live music. The incredible Battersea Power Station is reached on foot along the edge of the park and is now home to an excellent array of high-end shops, restaurants and a cinema.

The nearest stations are Clapham Junction, Battersea Park and Queenstown Road, which run National Rail and Overground services. Trains run to Waterloo & Victoria every few minutes. In addition, the new Battersea Power Station (Northern Line) underground stop is a half-hour walk. The 170 hopper bus from Westbridge Road links directly to Victoria in 15 minutes.

Tenure: Leasehold Lease Length: 86 years remaining
Service Charge: Approx. £2,000 per annum, including buildings insurance, freeholders' administration or management charges, repairs to shared areas and the outside of the building, cleaning services, sinking fund, communal garden, swimming pool
Ground Rent: Approx. £100 per annum
Council Tax Band: D
Parking: On-street permits are available

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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.