



Pinto Tower, Battersea **SW8**

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# Pinto Tower, Battersea SW8

A bright and spacious two-bedroom 16th floor apartment with incredible views, located in a contemporary development in Nine Elms.

When it comes to transport, the property is very conveniently positioned just moments from the Northern line at Nine Elms Underground Station, and Vauxhall Station which provides overground and underground connections, is just 0.5 miles away. Furthermore, numerous bus routes and cycle lanes offer alternative modes of transportation, facilitating easy access to the city's key destinations.



**Guide price:** £850,000

**Tenure:** Leasehold: approximately 987 years remaining

**Service charge:** £4,791.04 per annum, reviewed every year, next review due 2025

**Ground rent:** £500 per annum, reviewed every year, next review due 2025

**Local authority:** London Borough of Lambeth

**Council tax band:** H







This stunning two-bedroom lateral apartment is situated on the 16th floor of Pinto Tower, which is located next to the recent addition of the Nine Elms underground station. Boasting panoramic views of the city skyline, this contemporary residence offers a blend of sophistication and comfort in one of London's most sought-after locations.

The open-plan layout seamlessly integrates the living, dining, and kitchen areas, providing an ideal setting for both relaxation and entertaining. There are two double bedrooms, one of which benefits from having an ensuite shower room, and there is a separate bathroom. Floor-to-ceiling windows flood the apartment with natural light and there is ample storage throughout the property.

Residents of Pinto Tower benefit from a range of exclusive amenities, including 24-hour concierge service, a fitness centre, a cinema, and communal roof gardens, ensuring a lifestyle of comfort and convenience.

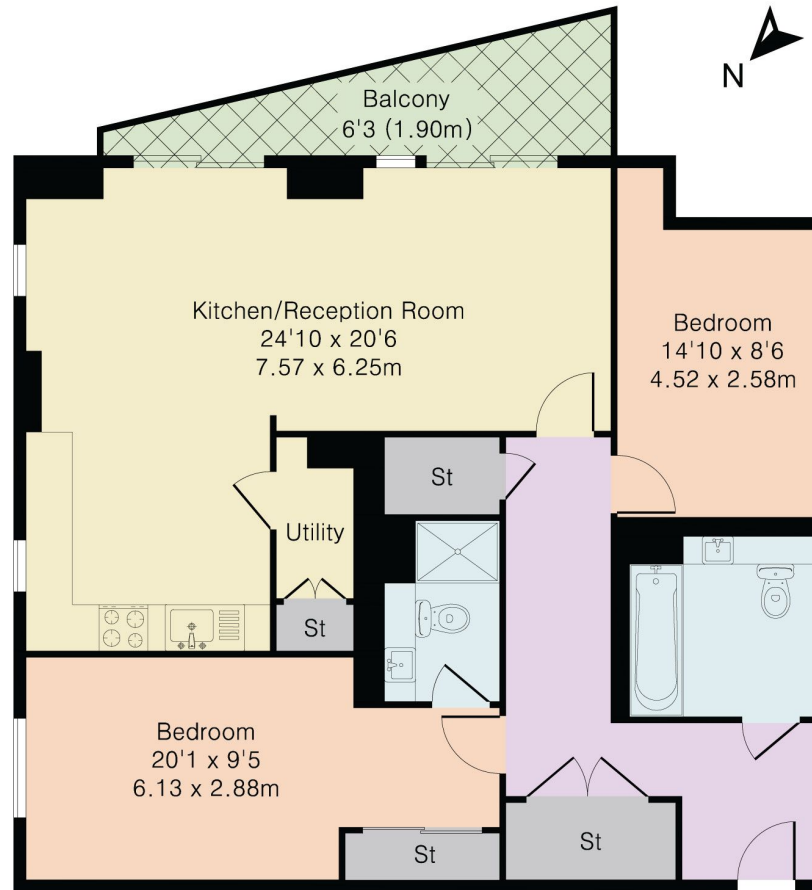








Approximate Gross Internal Area 997 sq ft – 93 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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## Sixteenth Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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