



Altissima House, Battersea **SW11**

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# Altissima House, London SW11

Upon entering this luxurious apartment you are greeted with a bright and spacious open-plan reception room. Beautiful wooden flooring and comfort cooling are some of the features to be enjoyed in this apartment.

The accommodation in the property consists of two large double bedrooms with built-in storage and direct access to the large balcony. The principal bedroom also benefits from an en suite bathroom, a further shower room is available. A 24-hour concierge service is on hand to respond to residents day-to-day needs, as well as on-site amenities including a gymnasium, hydrospa and two stunning landscaped gardens.



**Guide price:** £1,150,000

**Tenure:** Leasehold: approximately 990 years remaining

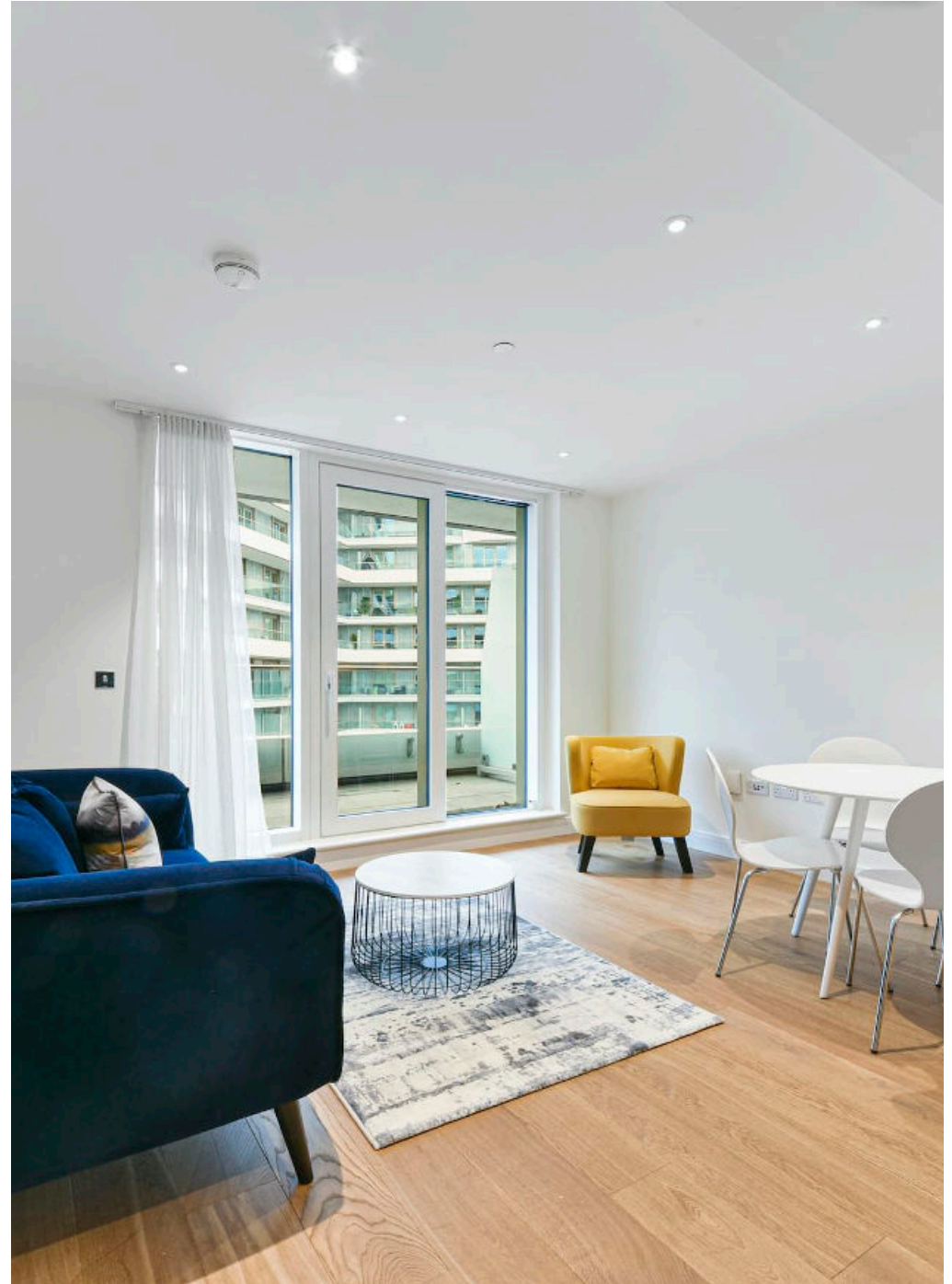
**Service charge:** £5,000 per annum, reviewed every 1 year, next review due 2025

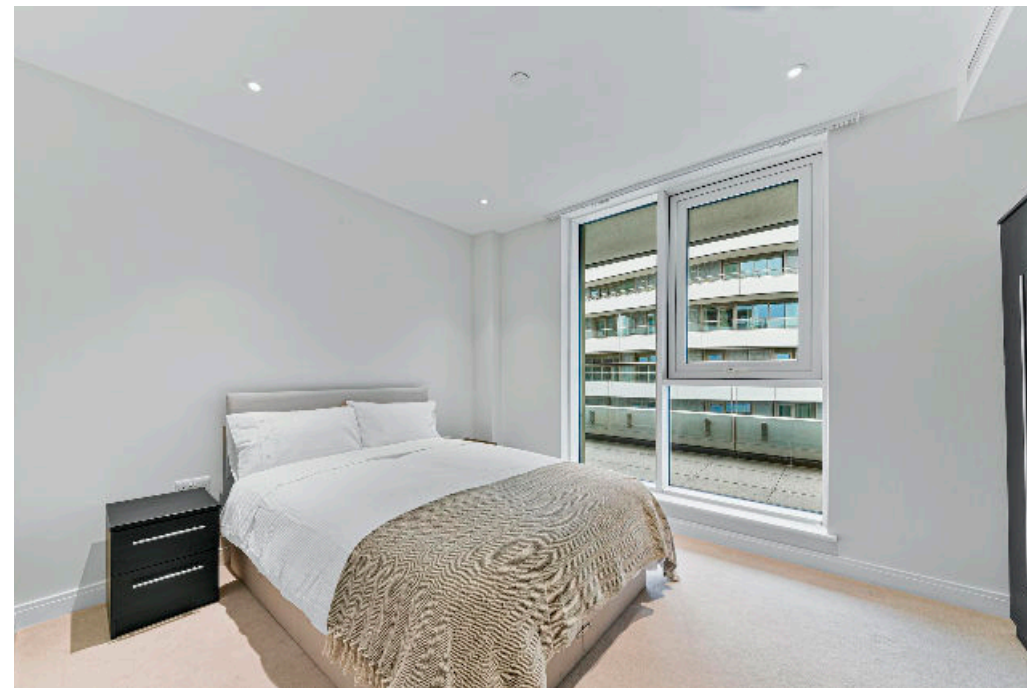
**Ground rent:** £750 per annum, reviewed every 10 years, next review due 2030

**Local authority:** London Borough of Wandsworth

**Council tax band:** F





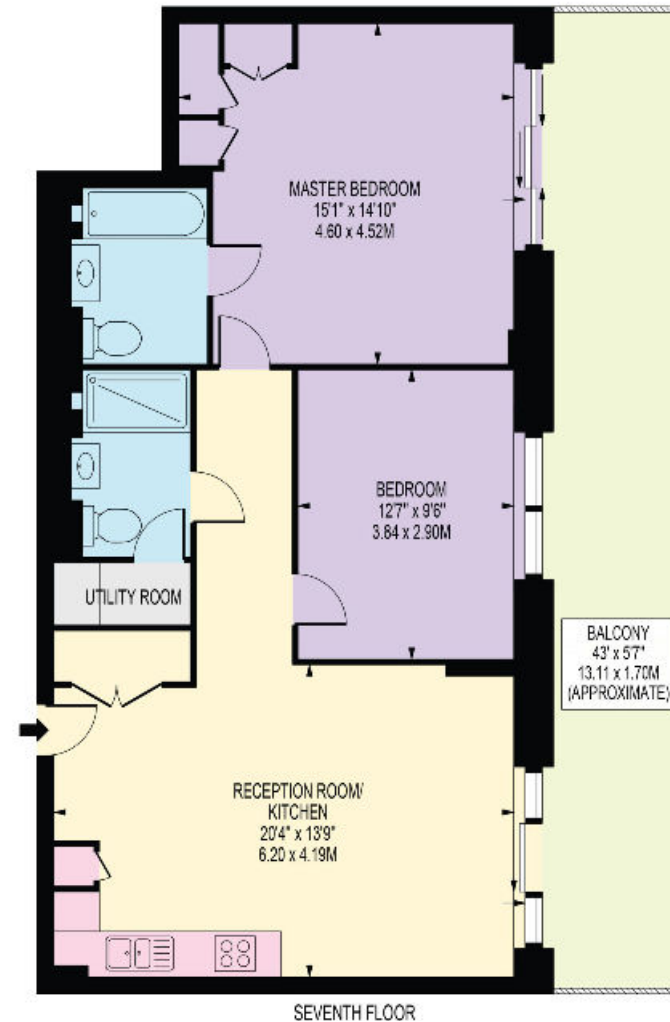


## Altissima House, SW11

### Approximate Gross Internal Floor Area

**74.51 sq m / 802 sq ft**

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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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 August 2024. Photographs and videos dated August 2024.

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