

# JOWEBSTER

The Montevetro Building, Battersea, SW11







## The Montevetro Building, Battersea, SW11

A well-presented four-bedroom apartment located within the iconic Roger's designed Montevetro Building. The apartment comprises 2,046 sq ft and is finished to a good standard throughout. The spacious entrance hall leads through to the impressive reception room with floor to ceiling glazing. This then leads through to a spacious open plan well-appointed kitchen also with glazed door leading to a west facing balcony. These interconnecting rooms are great for entertaining. The apartment offers three double bedrooms. The master bedroom has an ensuite bathroom and walk in wardrobe. The second and third bedrooms have an excellent range of cupboards and there is a second bathroom and a separate shower room. There is, in addition a good-sized fourth bedroom currently used as a study. The apartment benefits from a balcony with river views, ample storage throughout and two car parking spaces.

The Montevetro Building is located in Battersea, overlooking the river Thames. The development benefits from 24-hour security and concierge, underground parking, gymnasium, tennis court and gardens.



### Property Attributes

- Open Plan Reception Room
- Fully Fitted Kitchen
- Three/ Four Bedrooms (One Ensuite Bathroom)
- Two Further Family Bathrooms (One Shower Room)
- West Facing Balcony
- 24 Hour Security
- Two Secure Car Parking Spaces
- Gym and Sauna
- Tennis Court and Gardens
- Landscaped Gardens
- Good Storage

### Terms

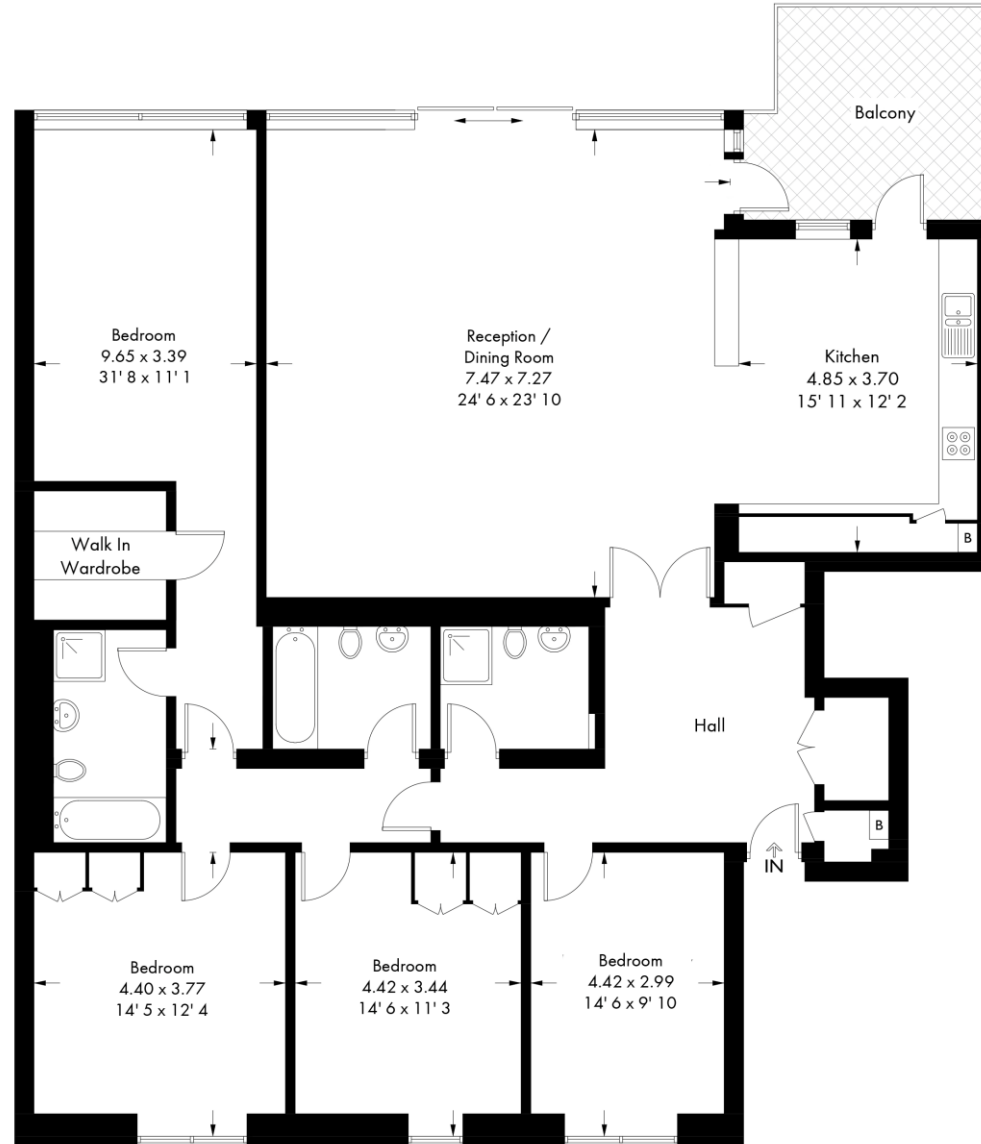
- £2,900,000
- London Borough of Wandsworth
- Share of Freehold (999 years from 24 June 1997)
- Estimated Service Charge £28,308.12 annually (2025)
- Ground rent - Peppercorn
- Council Tax Band H





# Montevetro Building

Approximate Gross Internal Area = 2046 sq ft / 190.1 sq m



First Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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