



# ALTISSIMA HOUSE

Battersea SW11



# LUXURIOUS LIVING IN A SOUGHT-AFTER LOCATION

A stylish one bedroom apartment located on the 8th floor of a contemporary development next to Battersea Park.



Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Leasehold: approximately 989 years remaining

Please note, we have been unable to confirm the ground rent and service charge or their review periods.

You should ensure you or your advisors make your own enquiries

**Guide price: £550,000**



## ALTISSIMA HOUSE, BATTERSEA SW11

The flat comprises an open-plan kitchen and reception with sleek integrated appliances and wooden flooring, a double bedroom with built-in wardrobes, a modern bathroom, and a utility room. The living room and bedroom both have doors opening out to a south-west facing balcony. There is also the unique opportunity to purchase the next door apartment and amalgamate the two spaces, subject to freeholder's consent and planning permission.

Due to the property being in receivership, we do not have all of the material information for the property such as service charge and ground rent, therefore you should ensure you make all relevant enquiries relating to the property.







## THE BEST OF LONDON AT YOUR DOORSTEP

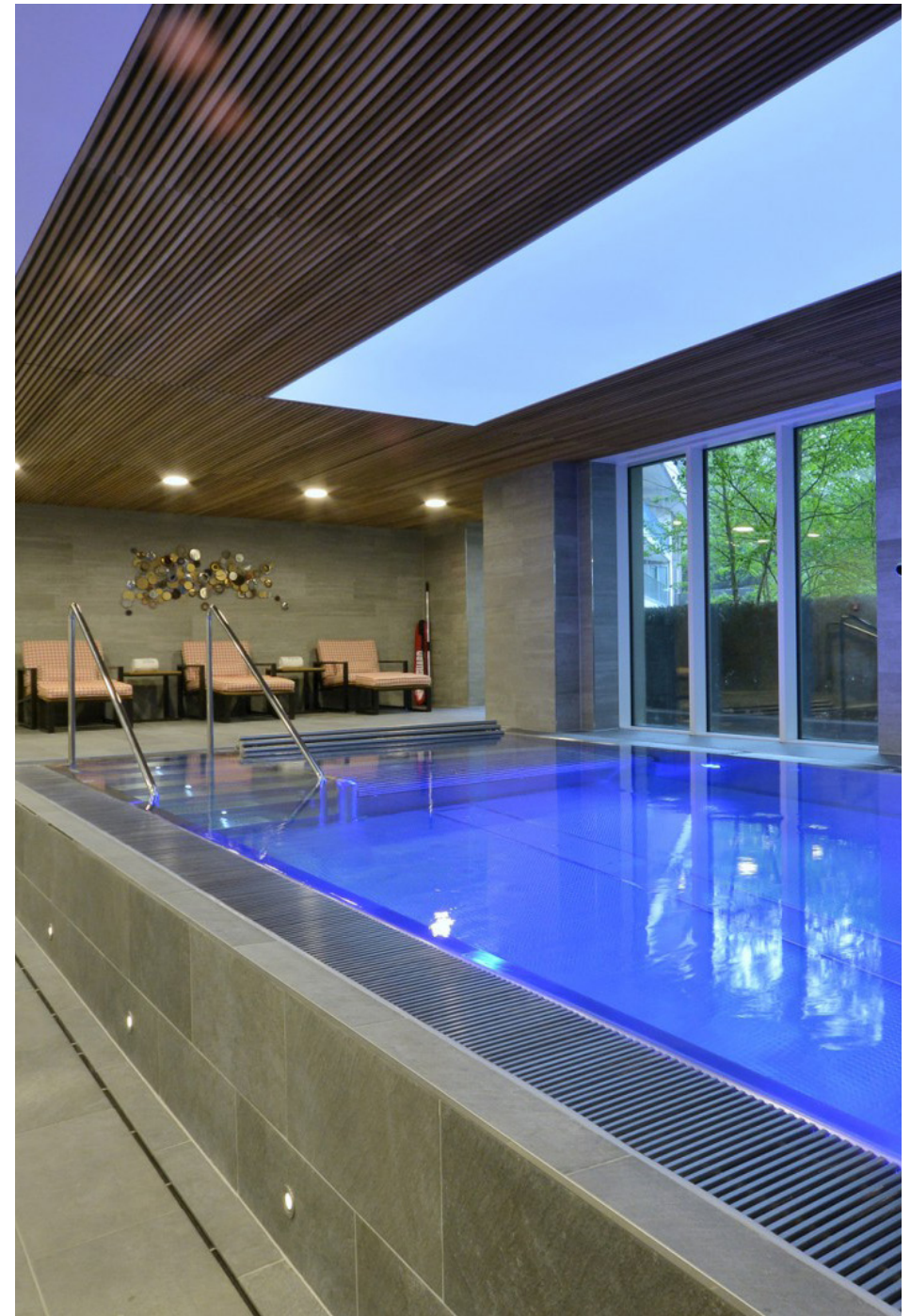
The Vista development which has a 24 hour concierge, residents swimming pool and gym, is located just off Chelsea Bridge, so the amenities of Sloane Square and the Kings Road are within easy reach. The Battersea Power Station development is just around the corner so residents benefit from new shopping, restaurants & further amenities as well as a new extension to the Northern Line.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



## EASY ACCESS TO THE REST OF THE CITY

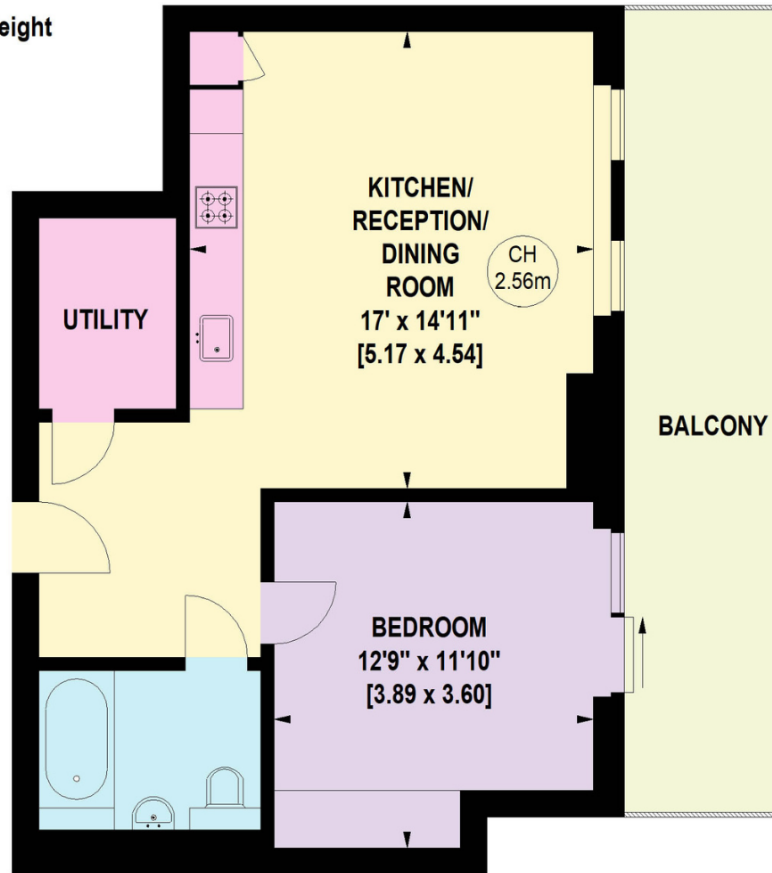
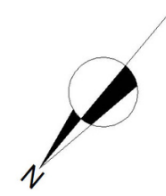
Sloane Square underground station (Circle and District lines, zone 1), Queenstown Road and Battersea Park rail station for quick links to Waterloo are all close by and buses run regularly just outside the development. The location is also very convenient for shops and restaurants of Chelsea and Knightsbridge.







Key :  
CH - Ceiling Height



## EIGHTH FLOOR

Approximate Gross Internal Area = 52.77 sq m / 568 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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