



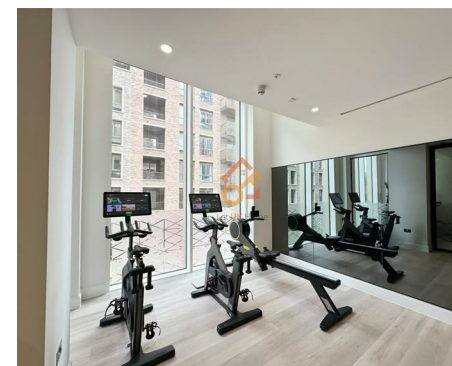
Let **UK** Home

1 Bedrooms

SE11 5QY

Located in London

£600,000



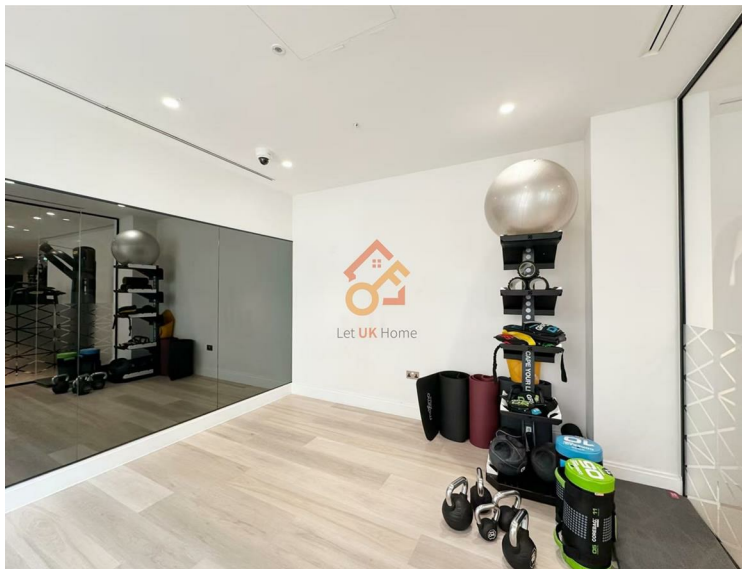
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01795 358 886



The Pinnacle, 283 Kennington Lane, London SE11



Let UK Home are excited to offer this stunning one-bedroom apartment in The Pinnacle, part of the highly sought-after Oval Village development in Central London. Property Reference: LUH 702

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, one double bedroom, a spacious bathroom and ample storage.

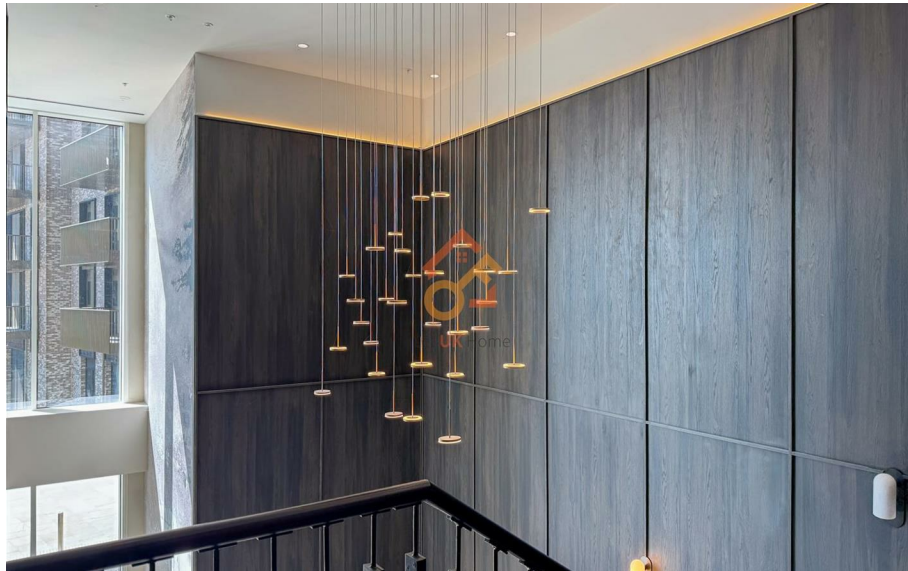
Residents of this exceptional development will have exclusive use of the spa, indoor swimming pool, sauna, steam room, gymnasium, treatment room, private cinema, meeting room and residents lounge. Furthermore, residents will also benefit from a concierge and an unrivalled selection of shops, bars, restaurants, leisure facilities and beautiful courtyards.

The apartment is surrounded by three subway lines. It is within walking distance of three subway stations, Vauxhall, Oval and Kennington, and two subway lines, Victoria Line and Northern Line, which can lead to all important stations in central London.

The apartment is close to the Kia Cricket Ground, which is the cricket ground with the most cricket matches in the UK. At the same time, daily life is very convenient, there is a large Tesco downstairs, and it is close to Kennington Park and the US Embassy. The river Thames is also just a short walk away, offering beautiful views and a variety of recreational activities. The neighborhood is also home to an abundance of trendy shops, bars, and restaurants, providing residents with plenty of options for dining and entertainment.

- 7th Floor
- 24h Security
- Swimming Pool
- Residents Lounge
- Sauna & Steam Room

- Concierge Service
- The Gym
- Cinema & Game Room
- The Spa
- Treatment Room



Manhattan apartment TYPE B



Scan to visualise the view from the 9th floor



Apartment			
Living / Dining	3.59 x 3.05m	11'9" x 10'1"	
Kitchen	2.34 x 1.95m	7'8" x 6'5"	
Bedroom	3.91 x 2.60m	12'10" x 8'6"	
Bathroom	1.85 x 3.26m	6'1" x 10'9"	
Total Internal Area	40 sq m	432 sq ft	

Dimensions shown for use for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 2%. To increase legibility these plans have been sized to fit the page, therefore actual sizes may be at a different scale to others within this brochure.

KEY
W: Wardrobe
U: Utility
S: Storage

Media Point:
- Two double switched sockets
- Two data points
- One TV SAT point



Let **UK** Home

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Paddington
London
W2 6LG

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01795 358 886

Council Tax Band:

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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