



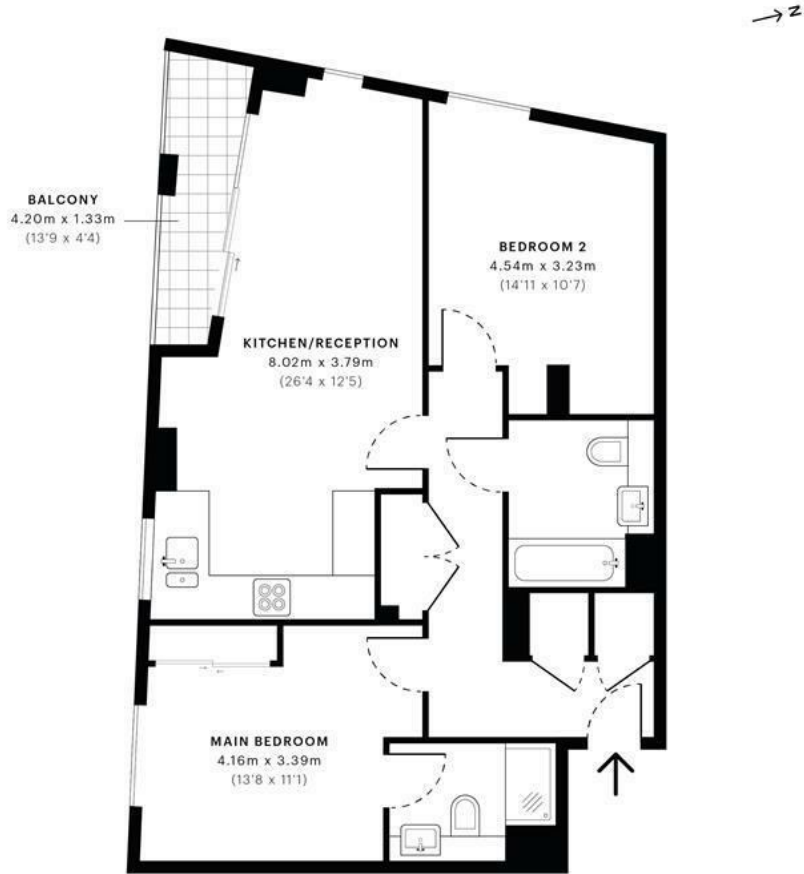
Pinto Tower, Pinto Tower, London, SW8

£840,000

VIDEO VIEWING: A superb two double bedroom apartment located on the 10th floor (with lift) in a new development. Offering two double bedrooms, an exceptional open-plan lounge, a fully fitted kitchen with integrated appliances, balcony with skyline views, two luxury tiled bathrooms and a wealth of storage.

Pinto Tower residents benefits from a 24 hour Porter service, a well equipped gym, a conference room, business lounge and a cinema screening room. Vauxhall Station is just a 5 minute walk away giving access to National Rail, London Underground (Victoria line) and London Bus Service.

- Open Plan Fully Fitted Kitchen/Lounge
- Private Balcony With Skyline Views
- Double Bedroom With Built-In Storage & En-Suite
- 10th Floor With Lift
- 24 Hour Concierge Service
- Residential Gym



— Tenth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
72.30 sqm / 778.23 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
67.62 sqm / 727.86 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.44 sqm / 47.79 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 76.48 sqm / 823.22 sqft
IPMS 3C RESIDENTIAL 72.77 sqm / 783.29 sqft

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply