



Pinto Tower, Hebden Place, Nine Elms, SW8

Asking Price: £850,000

Benham
& Reeves

Pinto Tower, Hebden Place, Nine Elms, SW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A large, spacious two bedroom apartment of approximately 963 square feet situated on the 16th floor. The flat has floor to ceiling windows throughout allowing an abundance of natural light flowing through the flat. The living room and kitchen is well proportioned and provides access to a spacious balcony that offers a fantastic view of the city. The kitchen is finished to a high standard and includes multiple integrated appliances such as dishwasher, microwave, fridge/freezer and wine cooler. The principal bedroom has a three piece en-suite bathroom and provides plenty of storage space with built-in wardrobes. There is also another double bedroom which also includes floor to ceiling windows

Nine Elms Point development by Barratt London and is part of a unique regeneration project of the last remaining Central London's industrial district and is located in Zone 1, close to the River Thames and the new US and Dutch embassies.

The residents benefit from 24 hour concierge, residents' gym, a cinema screening room, business lounge and landscaped courtyards.

Nine Elms Point is next door to the Nine Elms tube extension (Northern line) as well as being close to the excellent transport services of Vauxhall that includes rail, tube and bus links as well as a river taxi pier at St George Wharf. Vauxhall is served by the Victoria line and National Rail services.

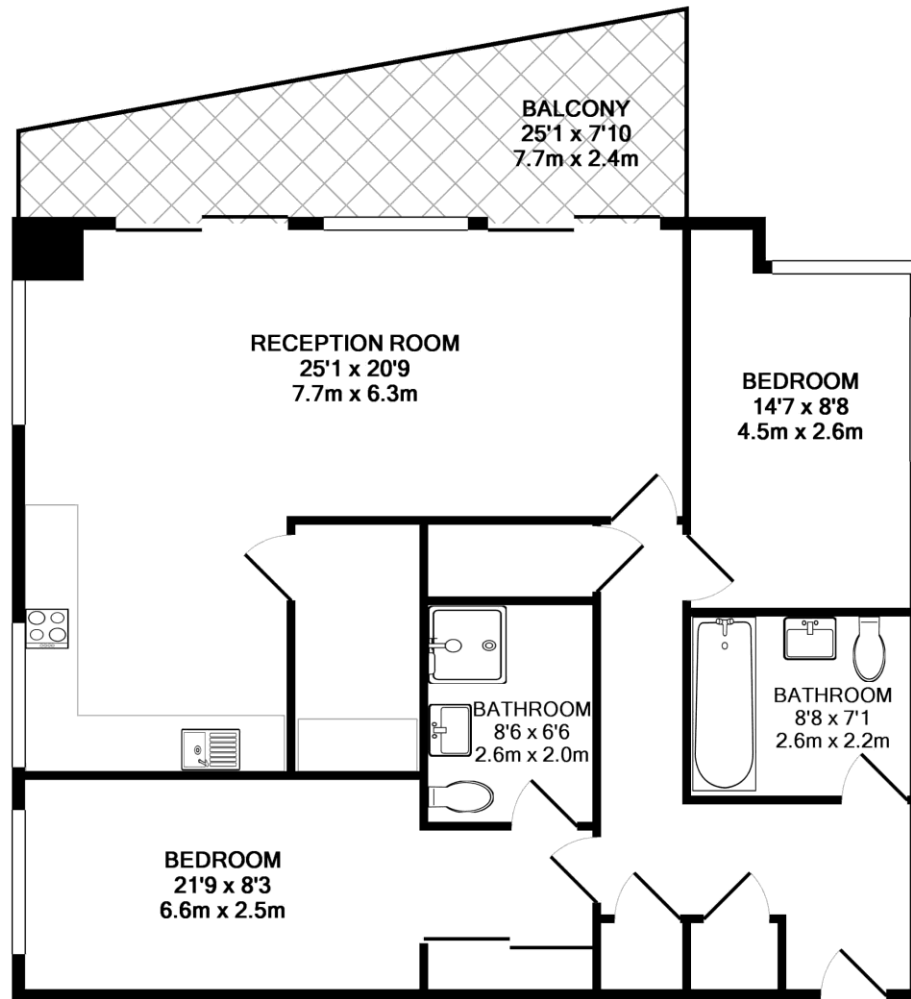




Property Features:

- Two Bedrooms
- Two Bathrooms
- 963 Square Feet (Approx.)
- 16th Floor
- South-East Facing Balcony
- 24-Hour Concierge
- Business Lounge
- Residents' Gym
- Nine Elms Station (Zone 1)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

NE.SW8 - 16TH FLOOR
TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£850,000
Tenure:	Leasehold Expires 01/08/2024 Approximately 987 Years Remaining
Ground Rent:	£729.94 (per annum) to May 2025
Service Charge:	£4,673.00 (per annum) to May 2025
Anticipated Rent:	£3,850.00 pcm Approx. 5.4 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

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