



# Pinto Tower, Hebden Place, Nine Elms, SW8

Asking Price: £580,000

 Benham  
& Reeves

# Pinto Tower, Hebden Place, Nine Elms, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautiful one bedroom apartment located in the heart of Nine Elms and that features a magnificent balcony with a delightful view of London. The property offers a well proportioned, open-plan kitchen/reception room with a fitted kitchen area that includes integrated appliances, tiled flooring and floor to ceiling windows leading out to the south east (north-east on the floor plan!) facing balcony. The spacious bedroom has plenty of space there are built-in wardrobes, and a stylish bathroom and ample storage throughout. This modern apartment also benefits from having access to a large private balcony offering south east facing views towards Canary Wharf and the south of London.

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:

- One Bedroom
- One Bathroom
- Private Balcony
- 16th Floor
- 549 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' Gym and Lounge Area
- Communal Garden
- Nine Elms Underground Station (Northern Line, Zone 1)

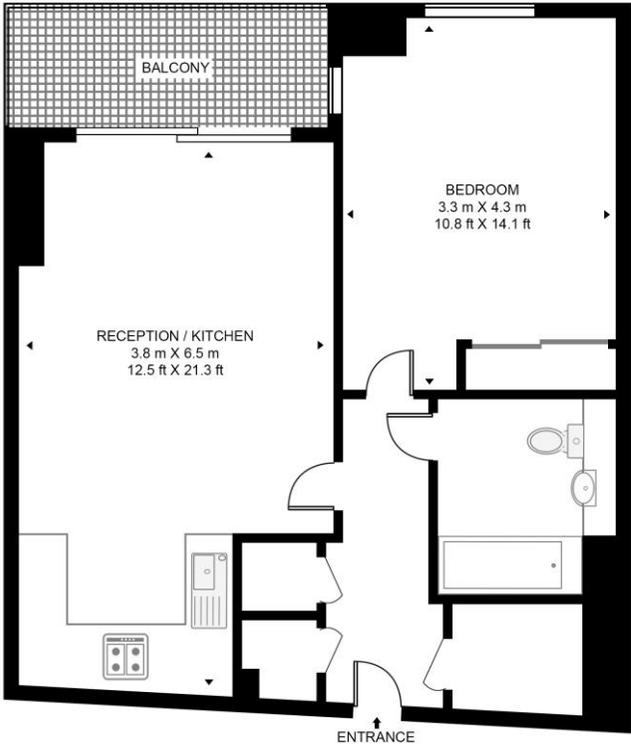


# Pinto Tower, Hebden Place, Nine Elms, SW8



## PINTO TOWER, NINE ELMS POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA 549 SQ.FT (51 SQ.M)



SIXTEENTH FLOOR

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

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

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

Asking Price:	£580,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 987 Years Remaining
Ground Rent:	£547.46 (per annum) for the year 2024
Service Charge:	£3,464.73 (per annum) to May 2025
Anticipated Rent:	£2,155.00 pcm Approx. 4.5 % Yield

## Viewings:

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

Our reference: KEW240042

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

