



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

This spacious two bedroom apartment is situated on the fifth floor of Pinto Tower, part of the Nine Elms Point development. The property spans a generous 843 sq. ft. and comprises; a large open plan living room opening on to a private balcony affording views over South West London. The kitchen is fully fitted with dishwasher, microwave, fridge/freezer and wine cooler. The principal bedroom features an en-suite bathroom and good storage. There is a second double bedroom served by a full family-sized bathroom.

The development benefits from a 24-hour concierge service and a residents' gym, lounge, screening room, dining room and communal roof terrace.

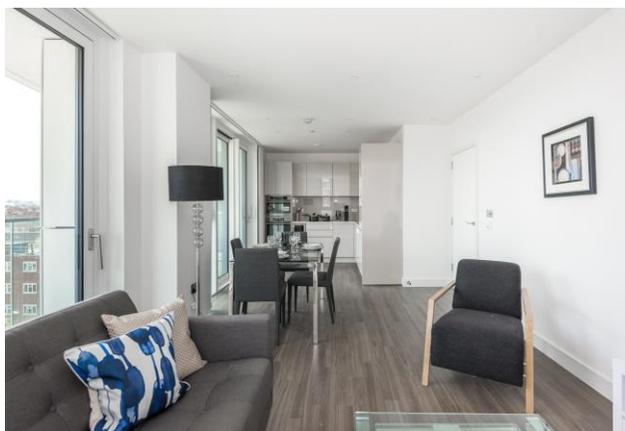
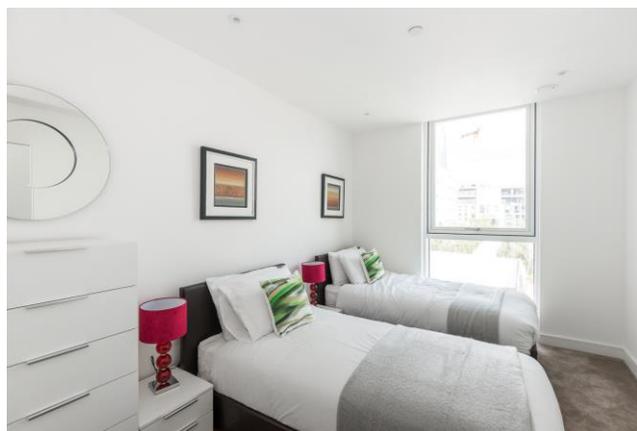
Located a short walk from Nine Elms Underground Station and Vauxhall Underground National Rail Stations (Zone 1), this property is ideal for professionals working in Central London and the City.



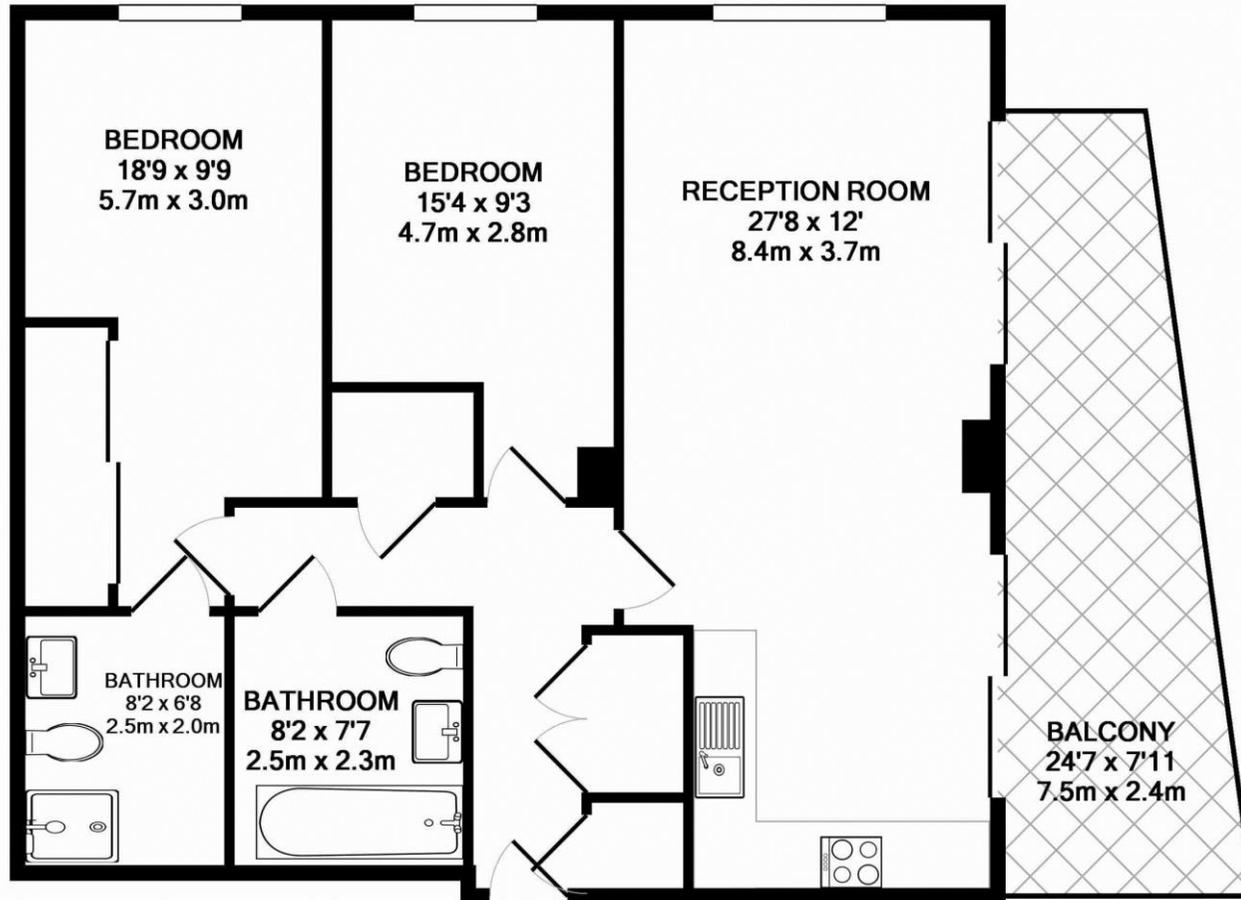


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 843 Square Feet (Approx.)
- Fifth Floor
- Fully Fitted Kitchen
- Modern
- 24 Hour Concierge
- Residents Gym, Screening Room and Dining Room
- Communal Roof Terrace
- Nine Elms and Vauxhall Underground Stations (Zone 1)



Pinto Tower, Hebden Place, Nine Elms, SW8



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		85	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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, Scotland & Wales		91	91
		EU Directive 2002/91/EC	

SW8 - 5TH FLOOR

TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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

Made with Metropix ©2016



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 12/02/3012
989 Years and 7 Months Remaining

Ground Rent: £500 (per annum)
2022

Service Charge: £3559 (per annum)
2022

Viewings:

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

Our reference: ACC220565

T: 020 3282 3700

E: nineelms@benhams.com

W: 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
Hammersmith

Hampstead
Highgate
Hyde Park
Kensington
Kew
Knightsbridge
Nine Elms

Shoreditch
Surrey Quays
Wapping
White City
Woolwich

International

China
Hong Kong
India
Malaysia
Middle East
Singapore
South Africa

