



# Pinto Tower, Hebdon Place, Nine Elms, SW8

Asking Price: £720,000

 Benham  
& Reeves

# Pinto Tower, Hebden Place, Nine Elms, SW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the seventh floor of Pinto Tower, Nine Elms Point is an amazing two bedroom, two bathroom apartment. Arranged over approximately 860 square feet of living space, this fabulous apartment benefits from a large open-plan kitchen/reception room, with the kitchen area fully fitted with integrated appliances. There are built-in wardrobes in the principal bedroom, as well as an ensuite shower room, a second double bedroom, a stylish bathroom, and ample storage. This modern apartment also benefits from having access to a large private balcony offering breathtaking views of the London skyline.

Nine Elms Point development by Barratt London is part of a unique regeneration project of the last remaining Central London industrial district and is located in Zone 1, close to the River Thames and the American Embassy.

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

Nine Elms Point is next to the Nine Elms tube extension (Northern Line) and close to the excellent transport services of Vauxhall, including 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
- 860 Square Feet (Approx.)
- 7th Floor
- Private Balcony
- 24 Hour Concierge, Business Lounge & Residents' Gym
- Nine Elms Station (Zone 1)

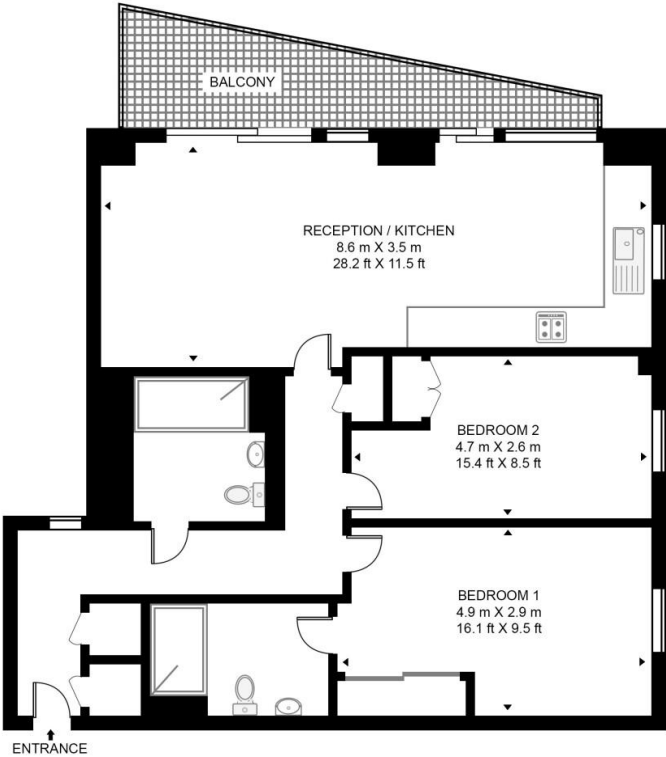


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## PINTO TOWER

APPROXIMATE GROSS INTERNAL FLOOR AREA 860 SQ.FT (79.9 SQ.M)



## SEVENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.  
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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:	£720,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 985 Years Remaining
Ground Rent:	£730.00 (per annum) Review Period: 10 years Next: 2033 Increase: By RPI for the relevant year
Service Charge:	£4,169.50 (per annum) Estimated
Anticipated Rent:	£4,000.00 pcm Approx. 6.7% Yield

## Viewings:

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

Our reference: NIN260128

T: 020 3282 3700

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

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