



Pinto Tower, Hebden Place, Nine Elms, SW8

Asking Price: £850,000

 Benham
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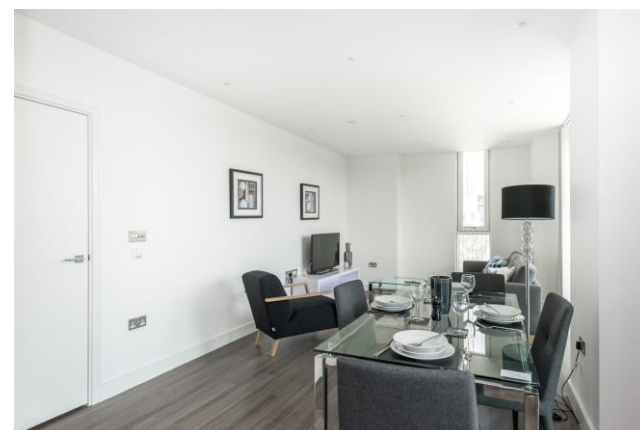
Pinto Tower, Hebden Place, Nine Elms, SW8

 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.

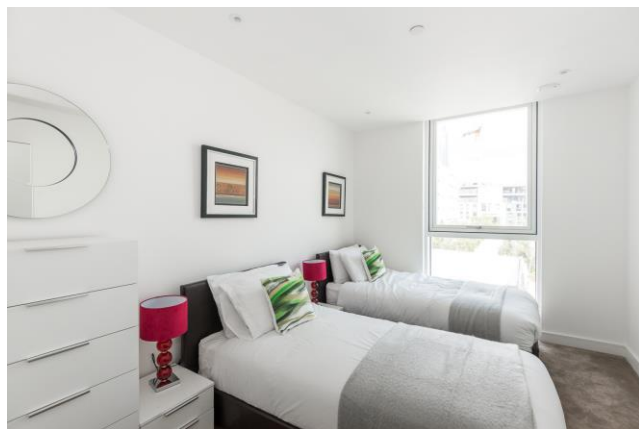
Located a short walk from Nine Elms Underground Station and Vauxhall Underground National Rail Stations (Zone 1), this property is ideal for professionals working in Central London and the City.



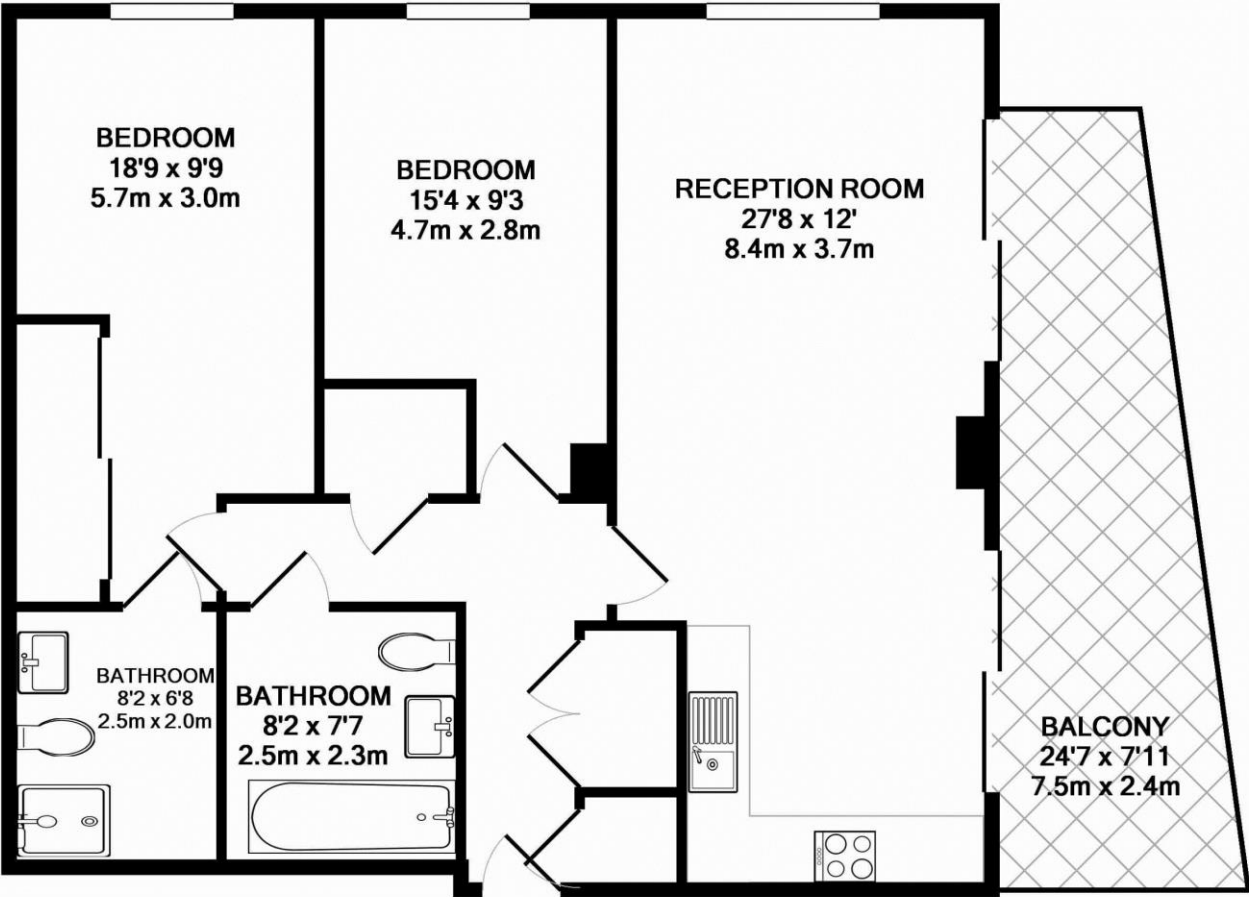


Property Features:

- 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

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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 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

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W: www.benhams.com

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