

Pinto Tower, Hebden Place, Nine Elms, SW8

Asking Price: £675,000

Benham & Reeves

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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 that opens onto a private south-east-facing 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.







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Property Features:

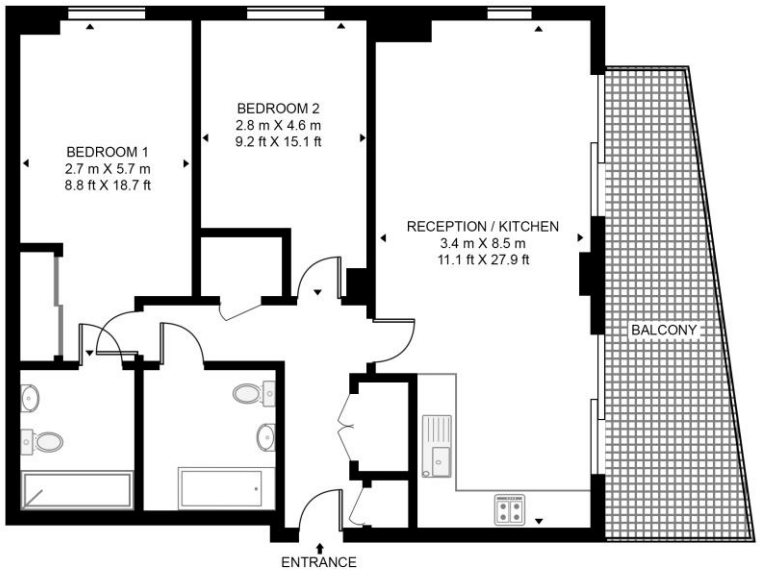
- 2 Bedrooms
- 2 Bathrooms
- 843 Square Feet (Approx.)
- Fifth Floor
- Fully Fitted Kitchen
- South-East Facing Balcony
- 24 Hour Concierge
- Residents' Gym, Screening Room and Dining Room
- Communal Roof Terrace
- Nine Elms and Vauxhall Underground Stations (Zone 1)

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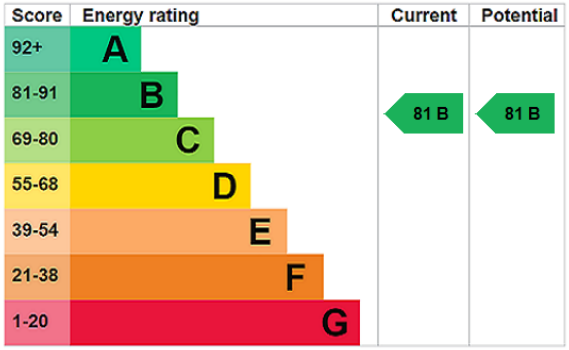
PINTO TOWER, WANDSWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 838 SQ.FT (77.9 SQ.M)





FIFTH FLOOR



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:	£675,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 985 Years Remaining
Ground Rent:	£729.94 (per annum) Increase: By RPI for the relevant year
Service Charge:	£4,847.35 (per annum) for the year 2026
Anticipated Rent:	£3,500.00 pcm Approx. 6.2% Yield

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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