



Pinto Tower, Hebden Place, Nine Elms, SW8

Asking Price: £545,000

 Benham
& Reeves

Pinto Tower, Hebden Place, Nine Elms, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning approximately 593 sq. ft., this 12th-floor apartment is offered chain-free and benefits from a well-proportioned reception room with wooden flooring, space for dining and floor-to-ceiling windows leading to a south-west facing balcony affording panoramic views over London. The kitchen is fully fitted with a dishwasher, microwave, fridge/freezer and wine cooler. The comfortably sized double bedroom is served by a modern bathroom.

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

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



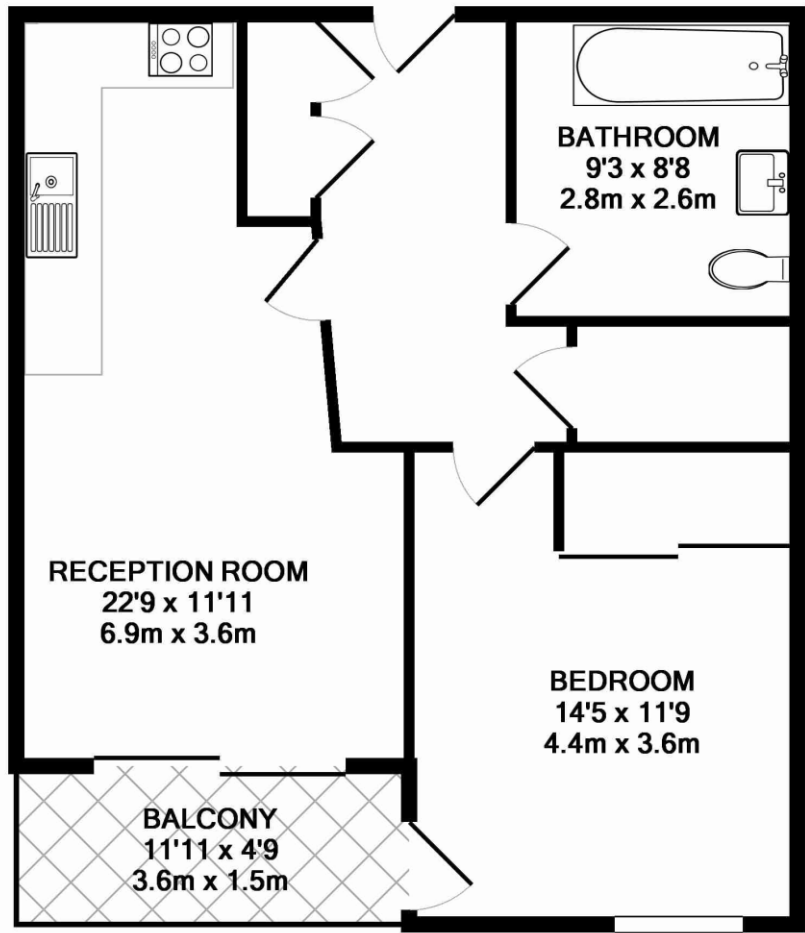


Property Features:

- 1 Bedroom
- 1 Bathroom
- 12th Floor
- South-West Facing Balcony
- 593 Square Feet (Approx.)
- Fully Fitted Kitchen
- Modern
- 24 Hour Concierge
- Residents' Gym, Concierge, Screening Room, Dining Room
- Communal Roof Terrace
- Nine Elms and Vauxhall Underground Stations (Zone1)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SW8 - 12TH FLOOR
TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 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:

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Asking Price:	£545,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 985 Years Remaining
Ground Rent:	£547.46 (per annum) Increase: By RPI for the relevant year
Service Charge:	£3,822.80 (per annum) for the year 2026
Anticipated Rent:	£2,383.00 pcm Approx. 5.2% Yield

Viewings:

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

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