

Pinto Tower, Hebden Place, Nine Elms, SW8

Guide Price: £525,000

Benham & Reeves

Pinto Tower, Hebden Place, Nine Elms, SW8

2 Bedroom (s) 2 Bathroom (s) Leasehold

Hybrid Auction Sale

Situated on the sixteenth floor of Pinto Tower, Nine Elms Point is this amazing two bedroom, two bathroom apartment. Arranged over an approximate 752 square feet of living space, this fabulous apartment benefits from a large open-plan kitchen/reception room with the kitchen area being fully fitted with integrated appliances. There are built-in wardrobes to the principal bedroom as well as an en-suite 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 London skyscrapers.

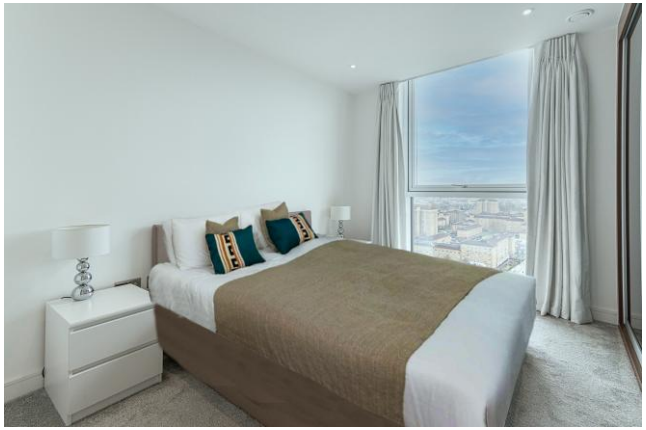
Nine Elms Point development by Barratt London and is part of a unique regeneration project of the last remaining Central London's industrial district and is located in Zone 1, close to the River Thames and the new US and Dutch embassies.

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

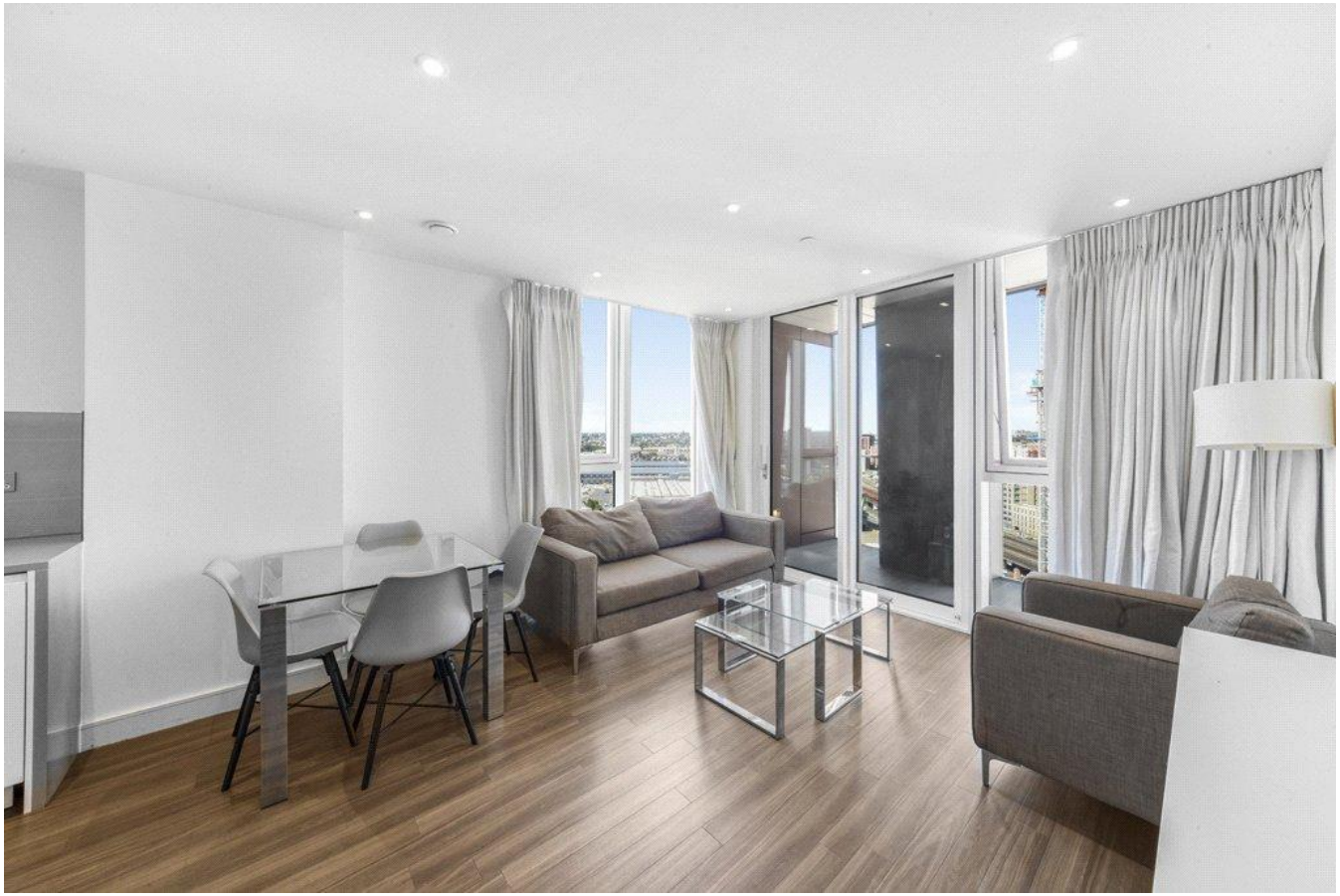
Nine Elms Point is next to the Nine Elms tube extension (Northern line) as well as being close to the excellent transport services of Vauxhall that includes rail, tube and bus links as well as a river taxi pier at St George Wharf. Vauxhall is served by the Victoria line and National Rail services.







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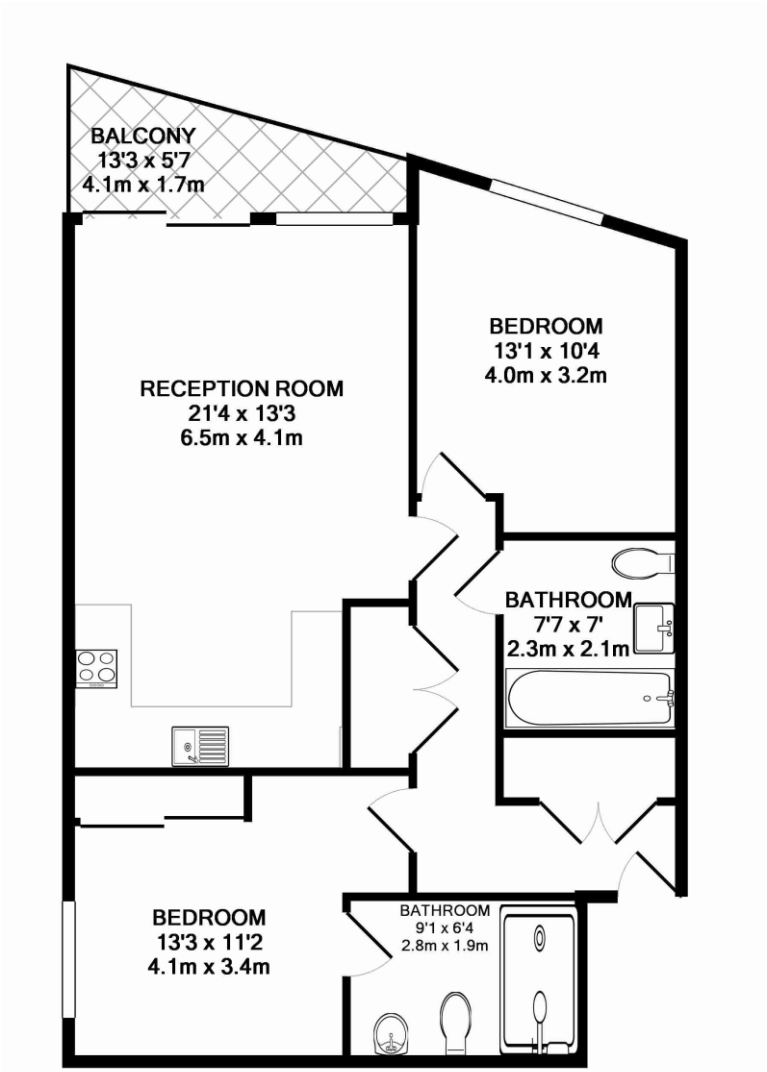




Property Features:

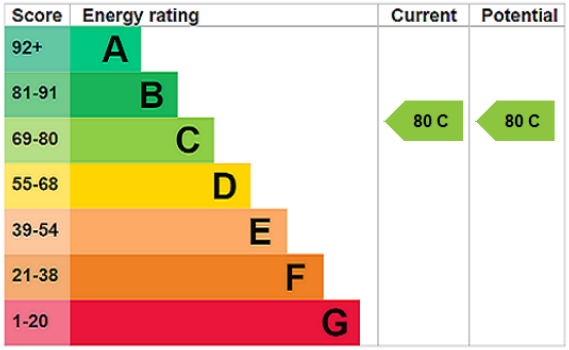
- Hybrid Auction Sale
- Two Bedrooms
- Two Bathrooms
- 752 Square Feet (Approx.)
- 16th Floor
- Private Balcony
- 24 Hour Concierge, Business Lounge & Residents' Gym
- Nine Elms Station (Zone 1)

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PT.NE.SW8 - 16TH FLOOR
TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 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.

Guide Price:	£525,000
Tenure:	Leasehold Expires 15/02/3012 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:	£4,169.47 (per annum) for the year 2025
Anticipated Rent:	£3,600.00 pcm Approx. 8.2% Yield

Viewings:

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

Our reference: NIN190011

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