

## Pinto tower, Hebdon Place, Nine Elms, , London, SW8

**£595,000\* Fees Apply**

A contemporary one double bedroom apartment set on the 6th floor (with a lift ) of Pinto Tower, Nine Elms Point brand new development by Barratt London.

The luxury property of approximately 581 square feet benefits from an exceptional open-plan living room, modern kitchen with integrated appliances, balcony with skyline views, luxury tiled bathroom and a wealth of storage. Facilities available free to residents are 24 hour porter service, well equipped gym, conference room, business lounge and a cinema screening room.

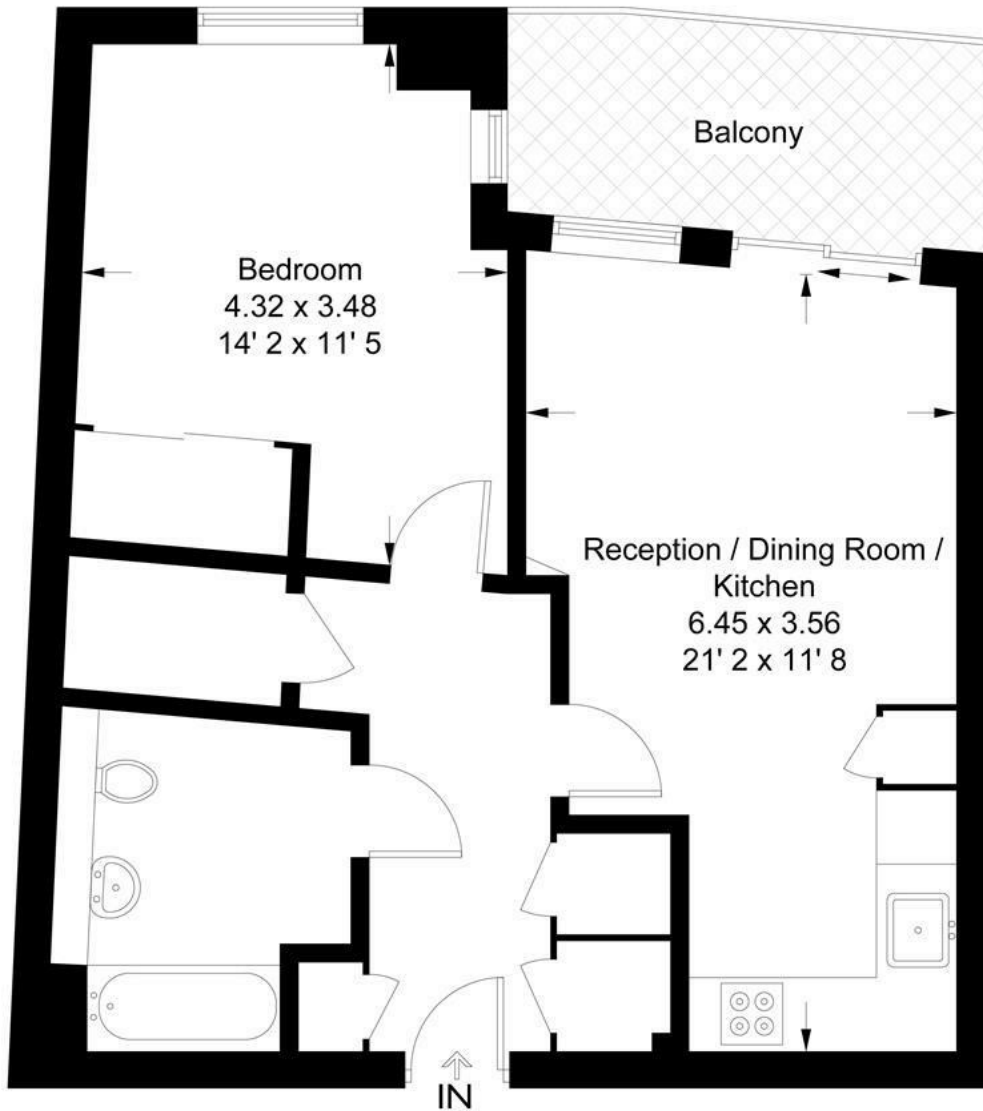
Nine Elms Point is conveniently located moments away from Vauxhall station (Victoria line, National Rail and multiple bus services.) and it is next door to the site of the Nine Elms tube extension (Northern Line) due to open in 2021.

Tenure : Leasehold 999 Years  
Total Area : 581 sq ft  
Estimated Service Charge : £2500  
Ground Rent : £500

- New build
- Modern kitchen with integrated appliances
- Flooded with natural light
- Luxury tiled bathroom
- Sainsbury's on site
- 24 hour porter service
- Balcony with skyline views
- Moments away from Vauxhall station (Victoria line, National Rail and multiple bus services.)

## Pinto Towers

Approximate Gross Internal Area = 581 sq ft / 54 sq m



### Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		84	84
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		91	91
		EU Directive 2002/91/EC	

Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply