



## Hebden Place, Nine Elms, London, SW8

**£875,000\* Fees Apply**

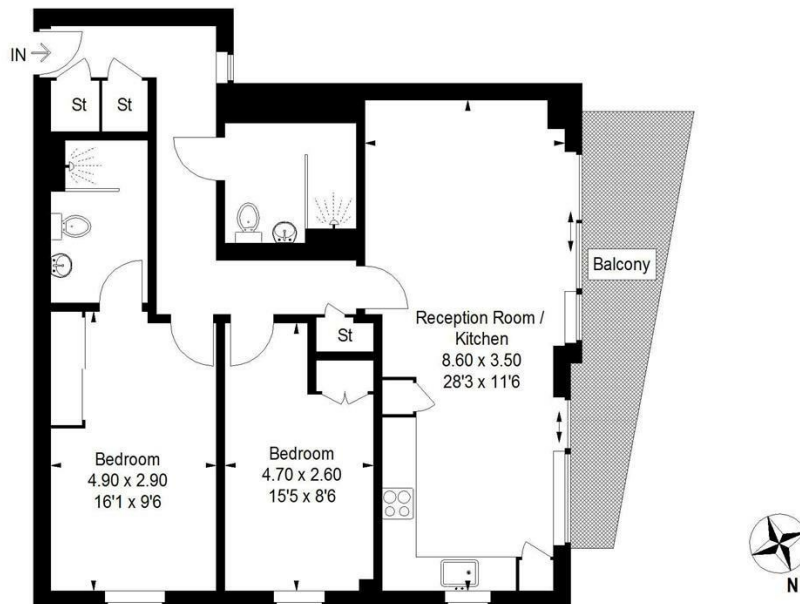
Spacious two bedroom apartment located on the 8th floor of Pinto Tower, Nine Elms Point the brand new development of Barratt London.

This property offers approx 862 sq ft of open plan internal living space including two double bedrooms with an in built wardrobes, large stylish bathroom, modern en-suite in master bedroom, private balcony with skyline views and a large open plan kitchen/lounge area. Further benefiting from additional built in storage, underfloor heating throughout and floor to ceiling windows to allow the maximum amount of natural light to flow through the rooms.

Nine Elms point benefits from a 24 hour concierge service and also benefits from a residents' gym, lounge, private cinema room and dining room. There is also a large Sainsbury's, Starbucks and Argos in the base of the development. Vauxhall Underground (Victoria line) and National Rail (Zone 1) station is just a six minute walk away. The property will also have the added benefit of the proposed Nine Elms (Northern Line) station being a few moments away from the property (due in 2020).

Tenure : Leasehold 999 Years

- Two bedroom apartment
- Eighth floor
- Private balcony with skyline views
- Internal area 862 sq ft
- Two bathrooms (en-suite in master)
- Secure building with tenant only facilities which include onsite gym, cinema room, private dining area and business suite.
- 24 hour concierge service
- Close to Vauxhall Underground Station



Approximate Gross Internal Area

**Eighth Floor** 80.1 sq m / 862 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 501834)

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		90	90
		EU Directive 2002/91/EC	

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

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