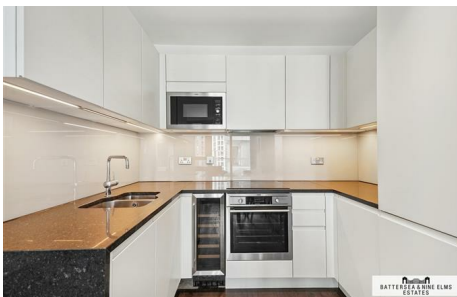




**BATTERSEA & NINE ELMS
ESTATES**



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4 Hebden Place, London

Asking Price £520,000

This modern one bedroom apartment is located in the superb Nine Elms Point development situated only moments from Nine Elms underground and Vauxhall Stations. The apartment features fully integrated AEG kitchen appliances including dishwasher and wine cooler.

Nine Elms Point is a stunning collection of apartments, which benefit from 24 hour concierge, fitness centre, cinema suite and stunning landscaped courtyards.

Approximately 987 years remaining on lease

Ground rent amount: Ask agent

Ground rent review period: Ask agent

Service charge amount: approx. Ask agent

Service charge review period: N/A

Council tax band: E (Lambeth Council)

Electricity supply – Mains | Heating- Communal | Water supply – Mains | Sewerage – Mains | Internet: Fibre
| Lift Access | No Parking | Cladding: EWS1 Certificate available

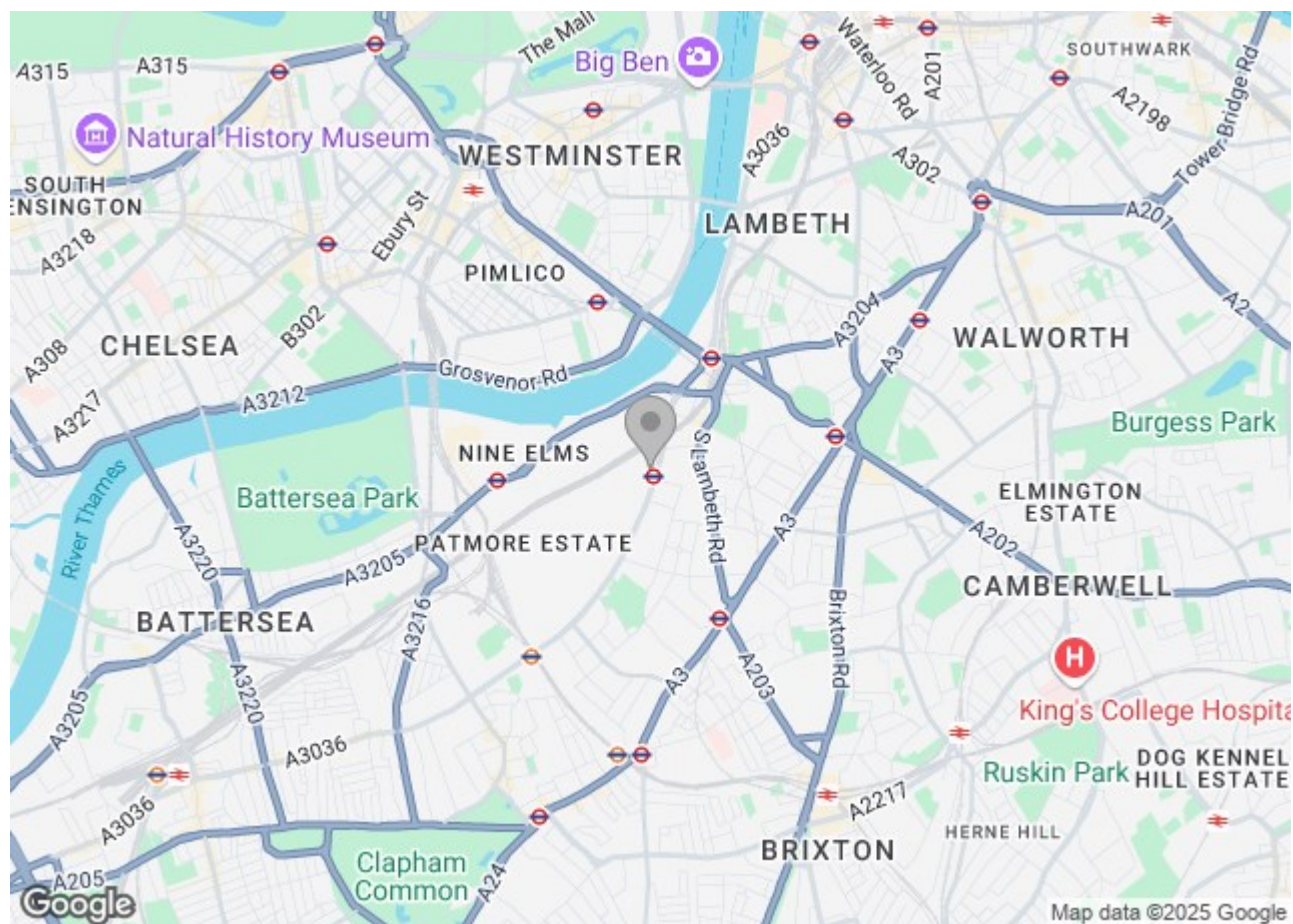
To check broadband and mobile phone coverage please visit Ofcom

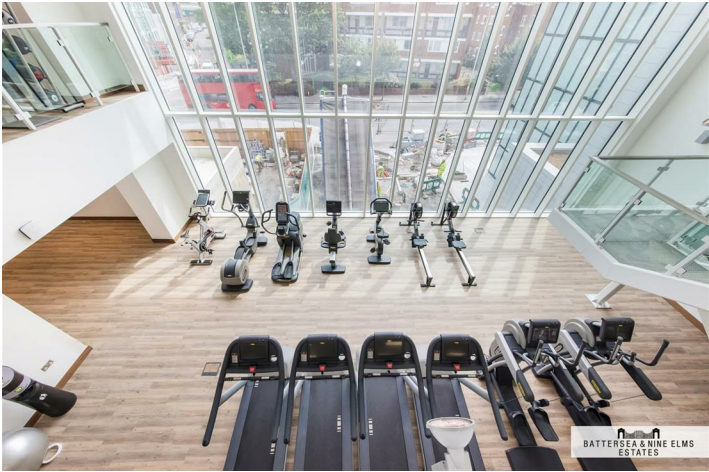
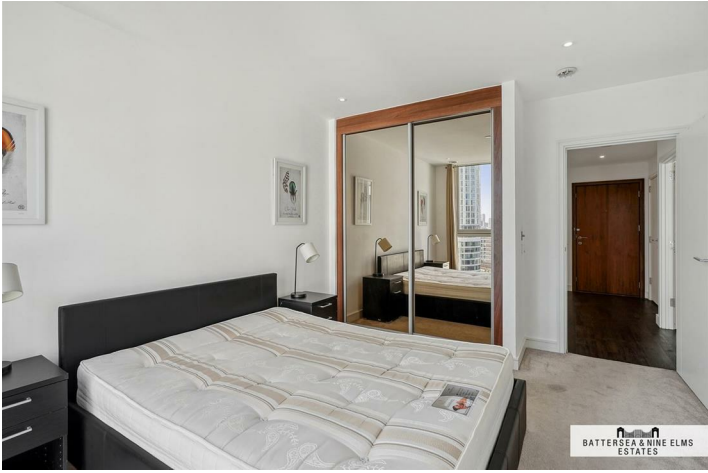
To check planning permission please visit Lambeth Council Website. Planning & Building Control

4 Hebden Place London



- Photos of bathroom & kitchen of similar apartment - indication only
- Lift access



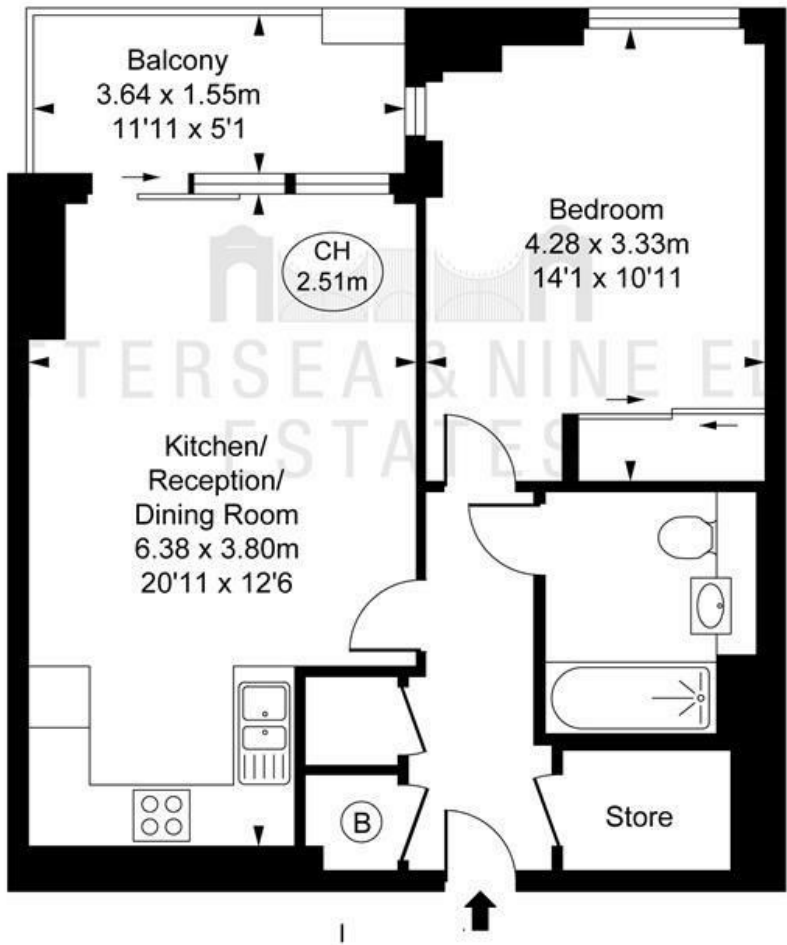


Pinto Tower Apartments,
Wandsworth Road, SW8

Approximate Gross Internal Area
50.95 sq m / 548 sq ft



(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		84	84				