



Pinto Tower, Nine Elms Point

Asking Price £485,000

This stylish one-bedroom apartment is set within the contemporary Nine Elms Point development, just a short walk from both Nine Elms Underground Station and Vauxhall Station, offering excellent transport links into central London. The apartment boasts a sleek, modern design with high-quality finishes throughout, including a fully integrated AEG kitchen with appliances such as a dishwasher and a wine cooler — perfect for both everyday living and entertaining.

Residents of Nine Elms Point enjoy access to a range of premium on-site amenities, including a 24-hour concierge service, a fully equipped fitness centre, a private cinema suite, and beautifully landscaped communal gardens.

Located in the heart of one of London's most exciting regeneration areas, Nine Elms is fast becoming a vibrant and sought-after riverside neighbourhood. With the newly opened Northern Line extension and proximity to the iconic Battersea Power Station, the area offers an impressive array of shops, restaurants, cafés, and cultural spaces. Battersea Park, with its scenic green spaces and riverside walkways, is also just a short distance away — making this an ideal location for both professionals and lifestyle seekers alike.

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: FTTP
| Lift Access | No Parking

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



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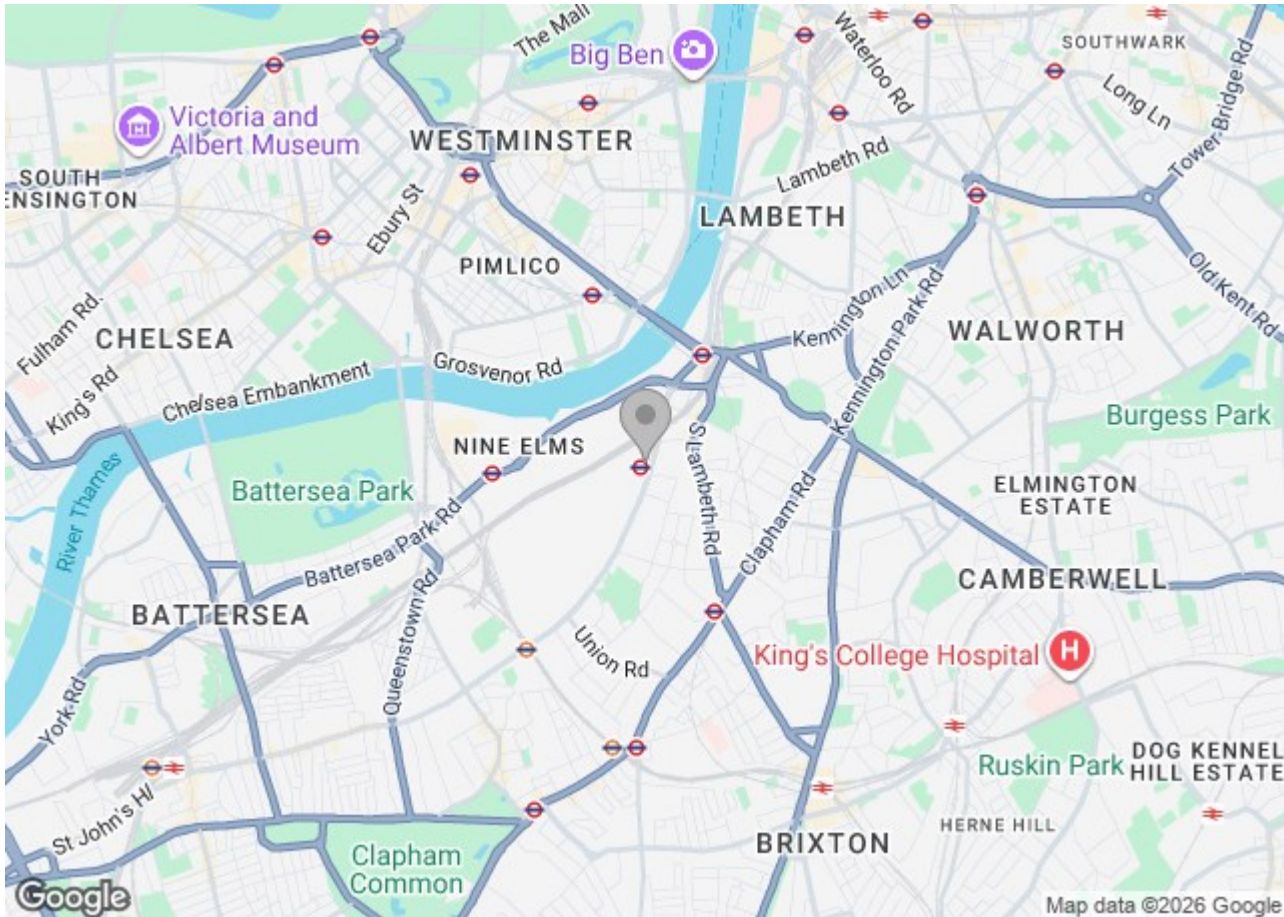


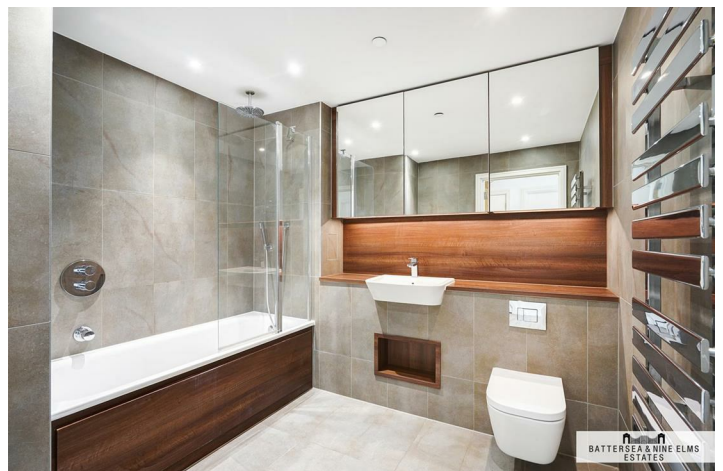
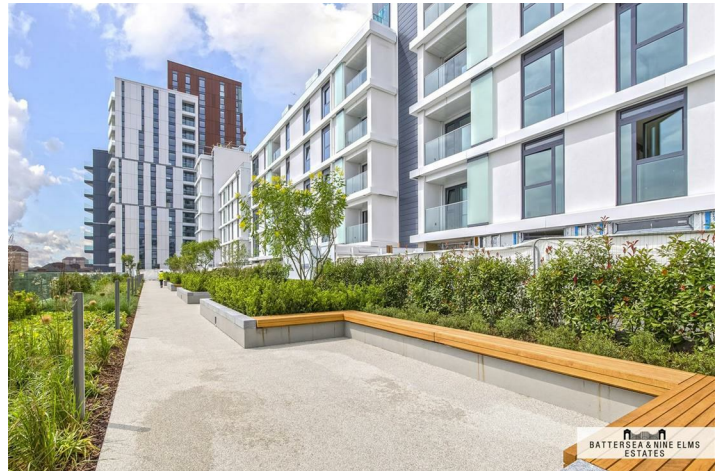
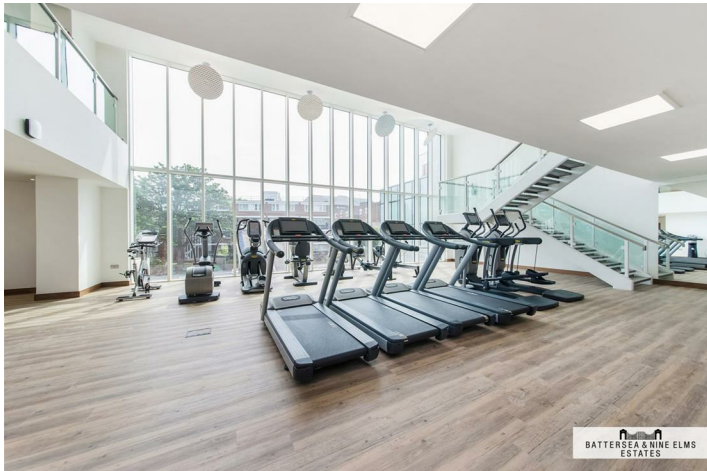
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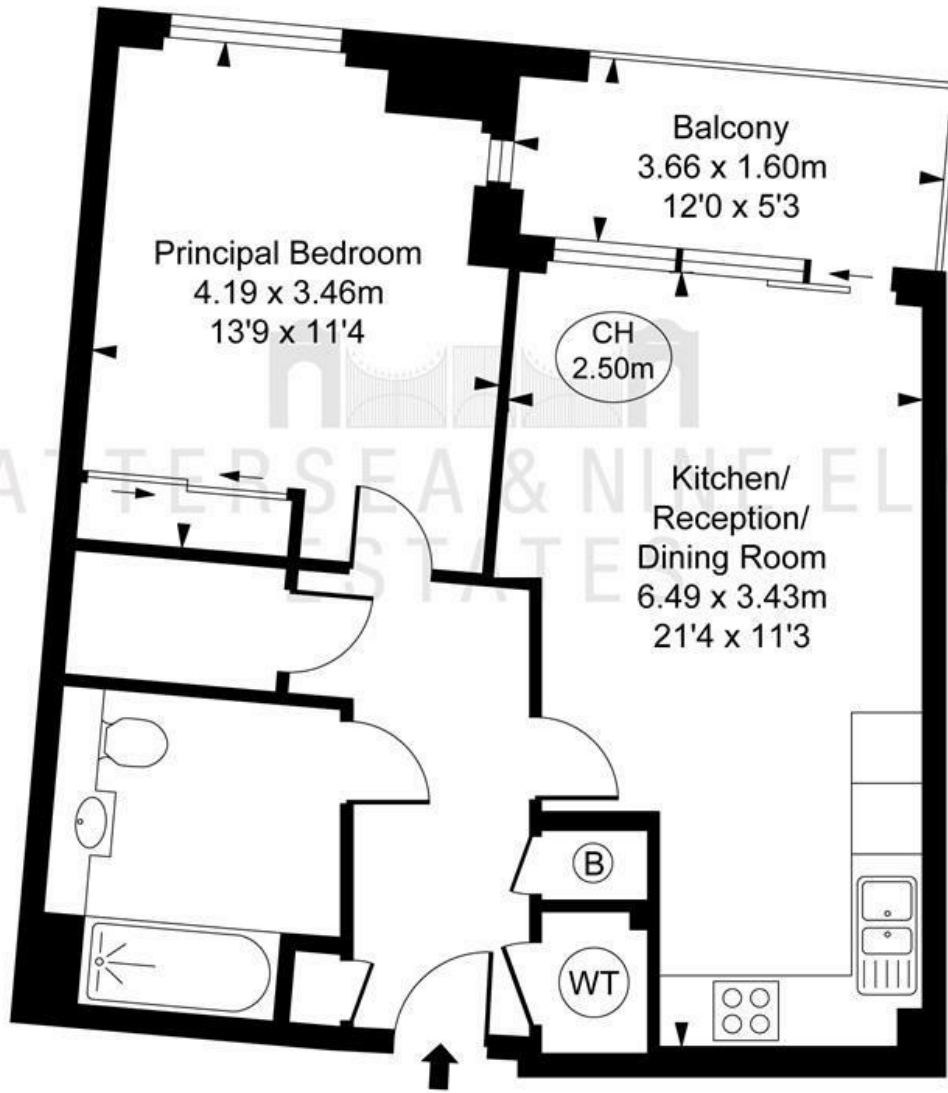
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- 24-hour Concierge
- Fully Equipped Fitness Centre
- Communal Gardens
- Spacious One Bedroom
- Cinema Room
- Zone 1 Transport Links
- South Facing Balcony
- Residents Lounge





Pinto Tower,
 Hebden Place, SW8
 Approximate Gross Internal Area
 52.15 sq m / 561 sq ft
 (CH = Ceiling Heights)



First Floor

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	83	83	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC