

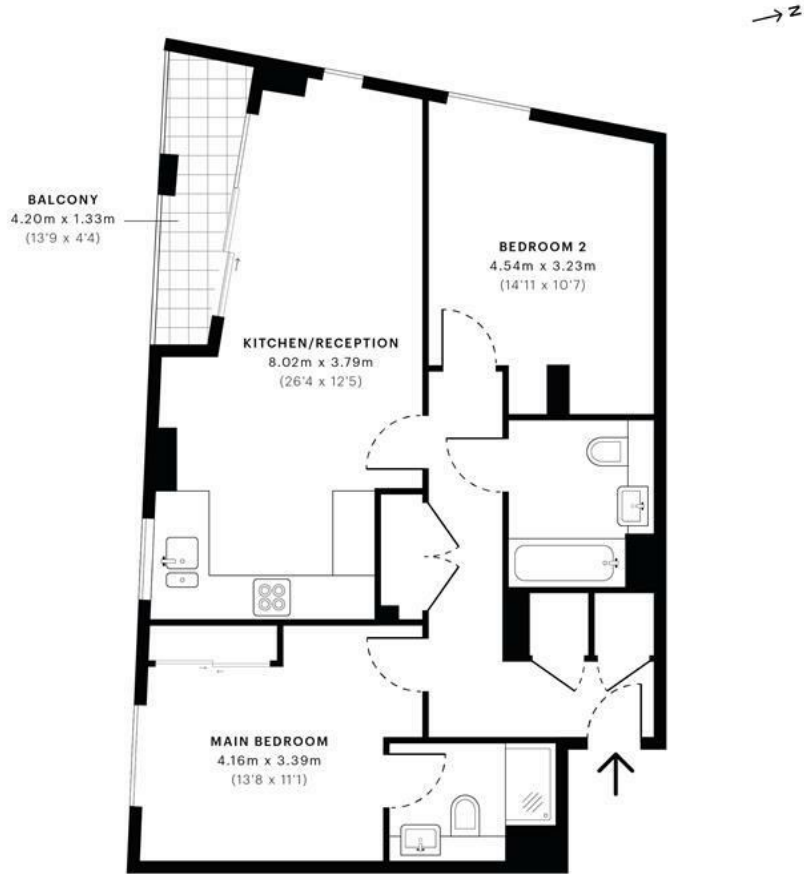
## Hebden Place, Nine Elms, London, SW8

£840,000

VIDEO VIEWING: A superb two double bedroom apartment located on the 10th floor (with lift) in a new development. Offering two double bedrooms, an exceptional open-plan lounge, fully fitted kitchen with integrated appliances, balcony with skyline views, two luxury tiled bathrooms and a wealth of storage.

Pinto Tower residents benefits from a 24 hour Porter service, a well equipped gym, a conference room, business lounge and a cinema screening room. Vauxhall Station is just a 5 minute walk away giving access to National Rail, London Underground (Victoria line) and London Bus Service.

- Open Plan Fully Fitted Kitchen/Lounge
- Private Balcony
- Double Bedroom With Built-In Storage & En-Suite
- Spacious Double Second Bedroom
- Large Bathroom
- Located On The 10th Floor With Lift
- Bundles Of Storage Spaces In The Apartment
- Residents Have Access To 24 Hour Concierge Service, Onsite Gym, Conference Room, Private Dining Room And Private Cinema Room.



— Tenth Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
72.30 sqm / 778.23 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes mezzanines, restricted head height  
67.62 sqm / 727.86 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
4.44 sqm / 47.79 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 76.48 sqm / 823.22 sqft  
IPMS 3C RESIDENTIAL 72.77 sqm / 783.29 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>84</b>

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

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