

Haines House, Charles Clowes Walk, Nine Elms, SW11

Asking Price: £550,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

This remarkable one bedroom apartment is located on the seventh floor of Haines House, The Residence, a luxury residential development completed in 2018. Spanning 565 square feet (approx.) of accommodation, this property features expansive floor-to-ceiling windows and an open-plan reception room with a modern, integrated kitchen. There is a private balcony and a luxury bathroom suite with tile finishes. The flat also has underfloor heating and generously sized built-in storage.

The Residence development is part of a unique regeneration project of the last remaining Central London industrial district and is located in Zone 1, close to the River Thames and the new US embassy. Residents benefit from 24-hour concierge service, a fully equipped residents' gym, a media room, and private business suites for work and leisure. Beautifully designed communal spaces enhance the community atmosphere.

The development is ideally located with a variety of bars, cafes, restaurants and supermarkets all within walking distance. Positioned a short walk from the River Thames, Battersea Power Station, and Nine Elms tube station, with Vauxhall Station within walking distance.



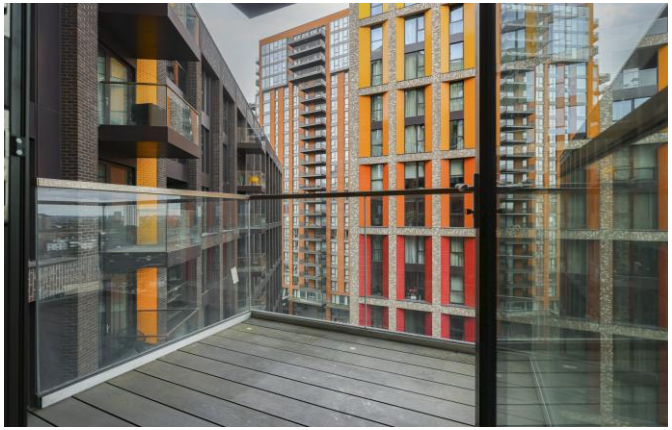




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Property Features:

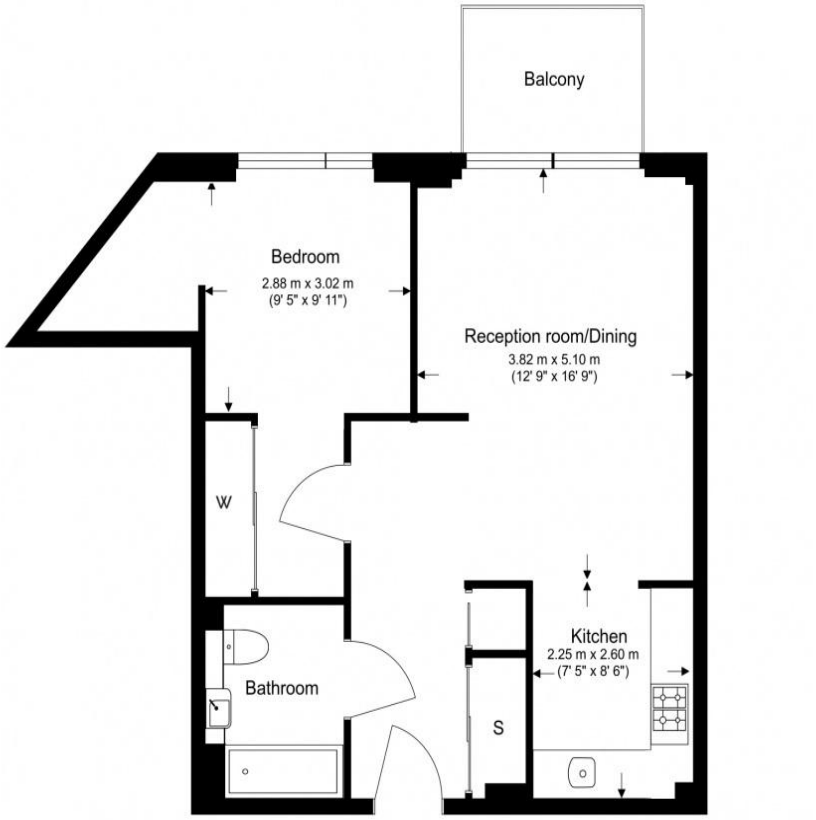
- One Bedroom
- One Bathroom
- Private Balcony
- 565 Square Feet (Approx.)
- 24 Hour Concierge
- Residents' Gym, media room and private business suites
- Nine Elms Underground Station (Northern Line, Zone 1)

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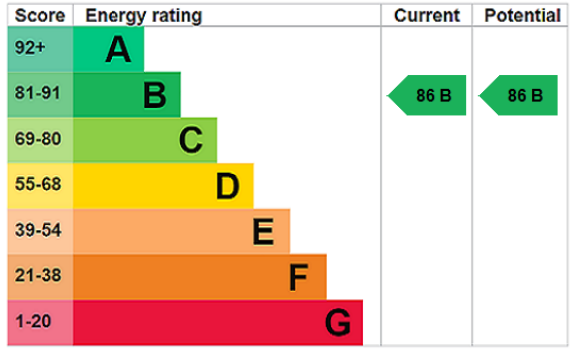
7th Floor

Total Gross Internal Area

52.5 Sq/m - 565 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£550,000
Tenure:	Leasehold Expires 28/01/3015 Approximately 988 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,500.00 (per annum) for the year 2026
Anticipated Rent:	£2,730.00 pcm Approx. 6% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEW260007

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