



Haines House, Charles Clowes Walk,
Nine Elms, SW11

Asking Price £2,035,000, Leasehold

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Description

Two lateral apartments, NOT connected but in one ownership combining 1 x 2 bedroom apartment and 1 x 3 bed apartment. The apartments are available together or separately. Both set on the 13th Floor of this sought after modern block in the heart of Nine Elms adjacent to the American Embassy.

Suitable for investment or extended family wishing to have flexible accommodation.

Haines House is a Manhattan loft-style development, part of The Residence, by Bellway Homes and designed by Grid architects. Set in London's transport Zone 1, and within the Vauxhall Nine Elms Opportunity Area which lies between the iconic St George Wharf Tower and the new Battersea Power Station, on the south bank of the Thames. Together with two earlier developments, Embassy Gardens and Rivertight, and the new US Embassy.

1 x 2 bedroom : 2 Bathroom

Key Features

- 13TH FLOOR WITH LIFTS
- AMAZING VIEWS
- 24 HOUR CONCIERGE
- 5 MINUTES WALK TO THE RIVER
- EXCELLENT SECURITY
- GYM & YOGA ROOM
- MEDIA LOUNGE
- RESIDENTS ONLY GARDENS

Terms

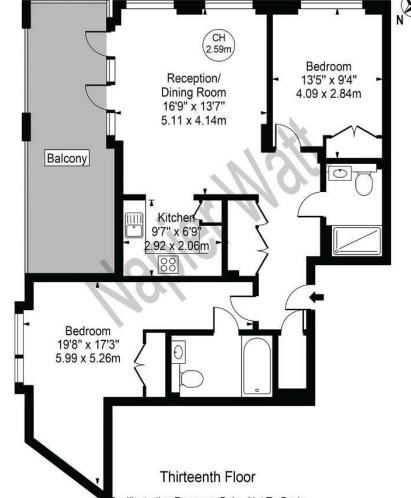
Leasehold : 999 years from 29 January 2016 ie 991 years

Service Charge : £4,250 per half year

Ground Rent : £400 pa EACH APARTMENT

Council Tax : F Wandsworth

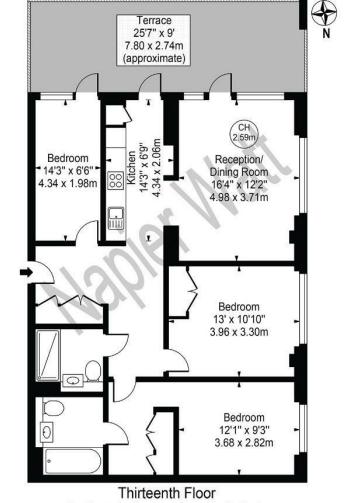
Haines House
Approx. Gross Internal Area 855 Sq Ft - 79.43 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves as to the correctness of these particulars by inspecting the property and making their own arrangements to have the full property information statement, Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Haines House
Approx. Gross Internal Area 966 Sq Ft - 89.74 Sq M



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IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.