



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 Riverlight, and the new US Embassy.

1 x 2 bedroom : 2 Bathroom

## Key Features

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

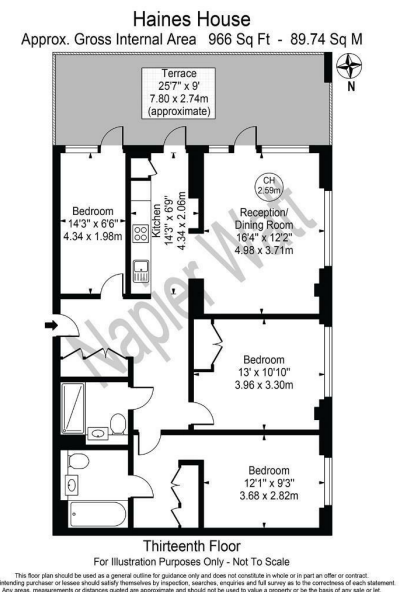
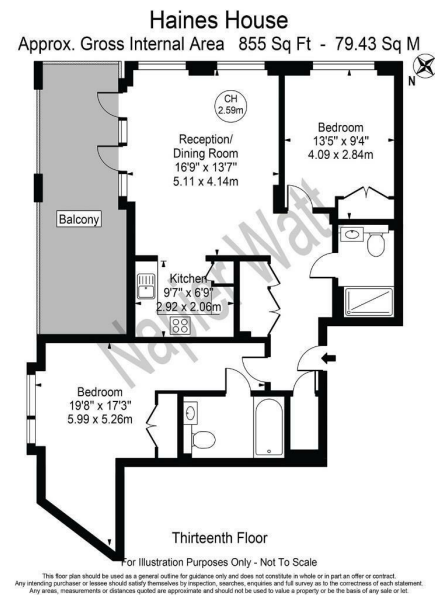
## Terms

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



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.