



Haines House, 10 Charles Clowes Walk,
Nine Elms, SW11

Guide Price £875,000, Leasehold

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Description

Located in Haines House, part of The Residence by Bellway Homes, this modern two-bedroom, two-bathroom flat offers sophisticated city living in Zone 1. Inspired by Manhattan loft-style design and crafted by Grid Architects, the apartment features a bright, open-plan living area with sleek finishes, plus two private balconies offering stunning views. The primary bedroom boasts a chic en-suite, while the second bedroom and bathroom provide flexibility and comfort.

Residents enjoy exclusive access to 24-hour concierge, a gym, yoga room, media lounge, and beautifully landscaped podium gardens. Situated in the Vauxhall Nine Elms Opportunity Area, between St George Wharf Tower and the new Battersea Power Station, this flat is moments from the Thames and close to Embassy Gardens and Riverlight.

With excellent transport links at Vauxhall, Nine Elms & Battersea Power Station, this stylish flat offers luxury, convenience, and a prime London location.

Key Features

- 2* PRIVATE BALCONIES
- EXCELLENT SECURITY
- MEDIA LOUNGE
- 5 MINUTES WALK TO THE RIVER
- 24 HOURS CONCIERGE
- GYM & YOGA ROOM
- RESIDENTS ONLY GARDEN
- UNDERFLOOR HEATING THROUGHOUT

Terms

Leasehold : 999 years from 29 January 2016 ie 990
Ground Rent : £350 PA
Service Charge : £4242.74 PA
EPC B
Council Tax Band F Wandsworth

Haines House, SW11

Approx. Gross internal Area 893 Sq Ft - 83.03 Sq M

Key :
CH - Ceiling Height



Seventh Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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.