

Haines House, Charles Clowes Walk, SW11

2 Bedrooms **1 Bathroom** **1 Reception Room**

JLL

76 Haines House, 10 Charles Clowes Walk
Leasehold - 989 Years Remaining

A beautifully presented two-bedroom apartment on the 12th floor of Haines House, The Residence in Nine Elms, offering a private balcony.

Key Features

- 12th Floor
- Lower service charge
- Private Balcony
- Modern Fittings
- Service Charge: **£4,300 p/a**
- Ground Rent: **£350 p/a**
- EPC Rating: **B**
- Council Tax Band: **F**

The apartment occupies an excellent position for transport connectivity, offering convenient access to Nine Elms Underground station, Battersea Power Station Underground station, and Vauxhall station, all within easy reach. This makes the location ideal for commuters and those wanting swift links into central London and beyond.

One of the standout features of this particular development is its comparatively reasonable service charge for the area, offering residents the benefits of a well-maintained, amenity-rich building without the premium costs often associated with developments of this standard.











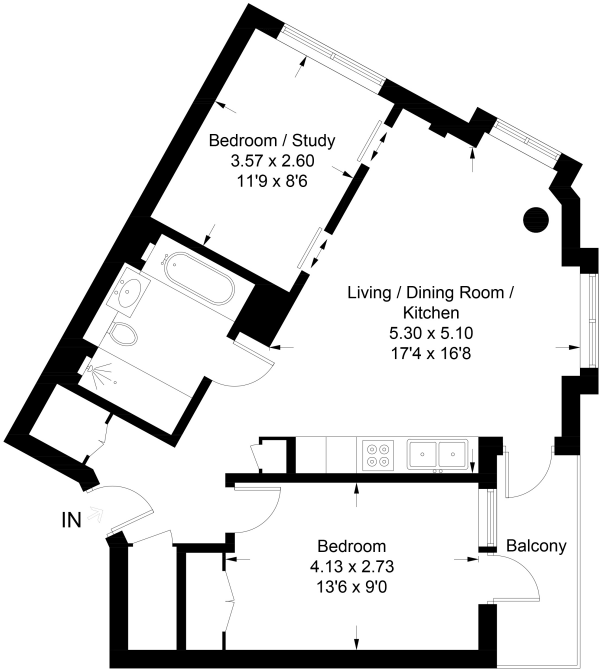






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Approximate Gross Internal Area = 65.28 sq m / 707 sq ft



Twelfth Floor

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