

The Residence, 10 Charles Clowes Walk, Nine Elms SW11

Guide Price £815,000, Leasehold

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Description

A beautiful, well appointed, two bedroom, two bathroom apartment set on the 13th floor of this sought after modern block in the heart of Nine Elms adjacent to the American Embassy.

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.

The Residence delivers over 500 apartments, Glacier House housing the main reception with a 24hr concierge, a gym, yoga room, media lounge and access to the residents only podium gardens, Haines House, Thornes House and Madeira Tower.

Entrance Hall : Reception Room With Access To A Private Terrace and Fitted Kitchen : 2 Double Bedrooms :Ensuite Bathroom : Shower Room : Terrace : EPC B:

Key Features

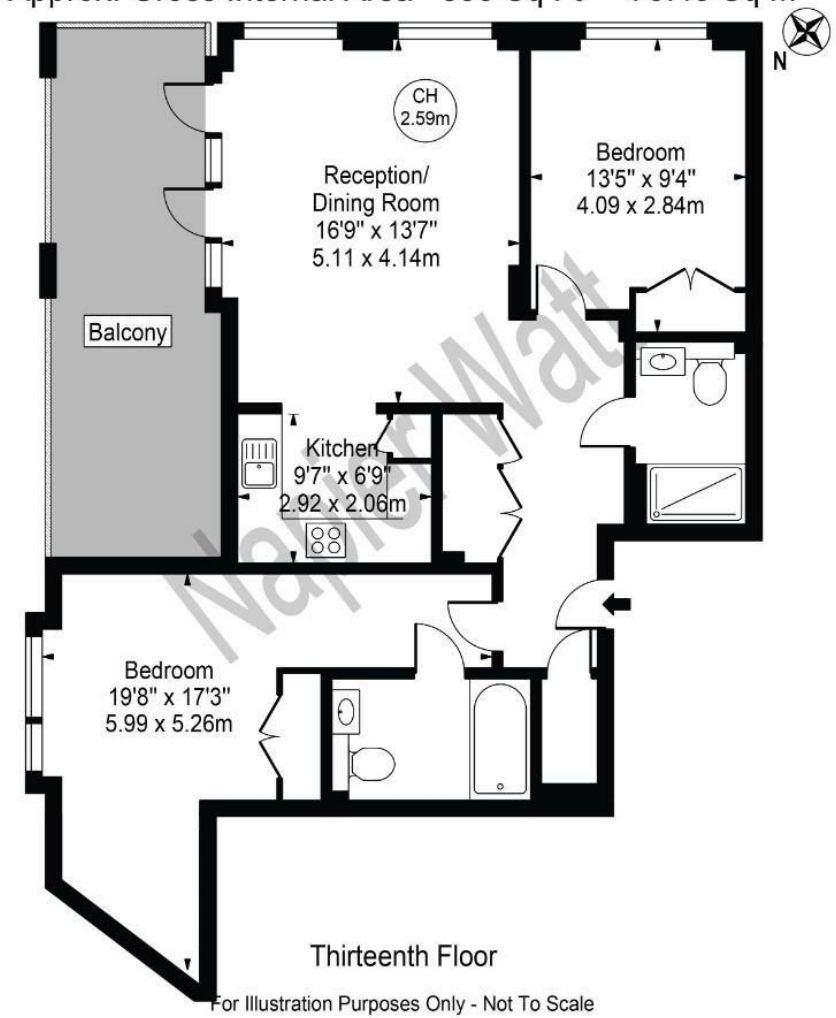
- 13TH FLOOR WITH LIFTS
- 24 HOUR CONCIERGE
- EXCELLENT SECURITY
- MEDIA LOUNGE
- AMAZING VIEWS
- 5 MINUTES WALK TO THE RIVER
- GYM & YOGA ROOM
- RESIDENTS ONLY GARDENS

Terms

Leasehold : 999 years from 29 January 2016 ie 991 years
Service Charge : £1,902.36 per half year
Ground Rent : £400 pa
Council Tax : F Wandsworth

Haines House

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



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 by inspection, searches, enquiries and full survey as to the correctness of each 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.

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.