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**Haines House Charles Clowes Walk, London SW11**

  
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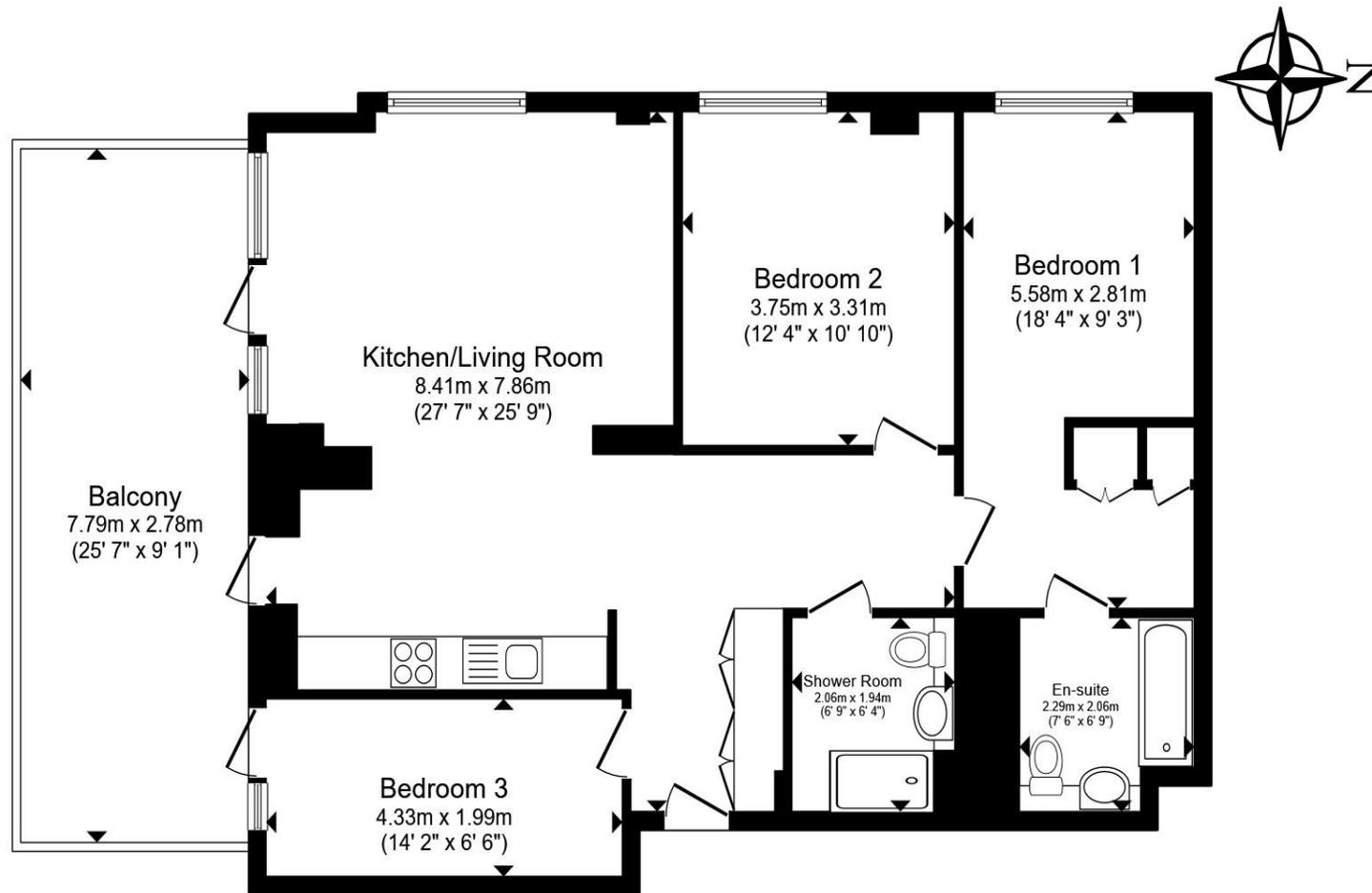
## **Haines House Charles Clowes Walk, London**

We are delighted to introduce this stunning three double bedroom two bathroom penthouse apartment, with direct access to a sizeable private terrace with spectacular views across London. Finished to an exacting specification and available for sale with no onward chain the property sits aloft the thirteenth floor of the sought after Haines House forming part of the recently constructed The Residences development. The property also benefits from 24hr concierge service and the remainder of the NHBC Guarantee. The property occupies an enviable location close to the new Embassy Gardens and is situated within easy reach of all the amenities the local area has to offer. Transport links are provided by Nine Elms Tube Station (Northern Line) and Vauxhall Station (Victoria Line & underground services) both of which are within walking distance along with multiple bus routes in and out of the city.

Accommodation comprises an entrance hall, three double bedrooms with the Master Suite offering an en suite and walk in wardrobe/dressing area, large open plan kitchen/living space, main bathroom and private terrace.

Internal viewings are essential to fully appreciate this special property.





Total floor area 91.2 m<sup>2</sup> (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Haines House Charles Clowes Walk, London

- Three Double Bedrooms
- Sizeable Private Terrace
- Thirteenth Floor Penthouse
- No Onward Chain
- 24hr Concierge Service

Tenure: Leasehold EPC Rating: B

Council Tax Band: G Service Charge: 3200.00

Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£1,000,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT111082](https://www.barnardmarcus.co.uk/Property/KGT111082)



Property Ref:  
KGT111082 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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**020 7735 0922**



[Kennington@barnardmarcus.co.uk](mailto:Kennington@barnardmarcus.co.uk)



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**