

# Haines House, Charles Clowes Walk, SW11

**2 Bedrooms** **2 Bathrooms** **1 Reception Room**

JLL

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

Very reasonable service charge. Chain-free 2-bed, 8th floor apartment with balcony in The Residence, a stylish modern development. Close to Waitrose, restaurants, and coffee shops.

### Key Features

- 8th floor
- Balcony
- Chain free
- 0.2 miles to Nine elms
- Service Charge: **£4,588 p/a**
- Ground Rent: **350 p/a**
- EPC Rating: **B**
- Council Tax Band: **F**

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Set within Haines House, the property benefits from a private balcony, bright and well-proportioned interiors, and a thoughtful layout designed around contemporary city living.

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. On-site facilities include a residents' gym, media room, and dedicated work spaces, catering to a range of lifestyle and remote-working needs.






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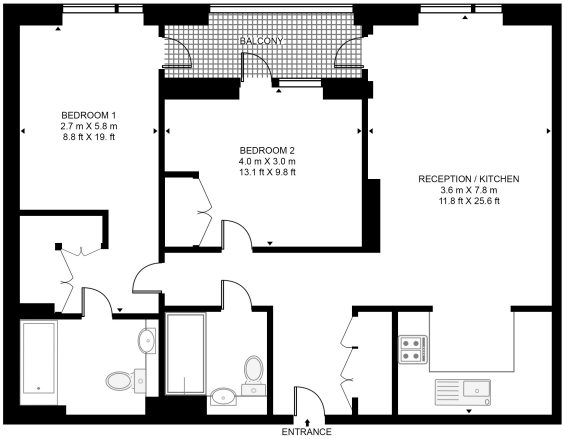






**HAINES HOUSE, THE RESIDENCE**

APPROXIMATE GROSS INTERNAL FLOOR AREA 816 SQ.FT (75.8 SQ.M)




HDVA

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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