



## Haines House, The Residence, SW11

**Asking Price £875,000**

A beautifully presented two bedroom, two bathroom apartment set within the sought-after The Residence development in Nine Elms, SW11. Offering approximately 821 sq ft of well-designed living space, this contemporary home combines modern interiors, excellent proportions and the convenience of secure underground parking.

The apartment features a spacious open-plan reception and dining area, complemented by a stylish fully fitted kitchen, creating an ideal setting for both everyday living and entertaining. The principal bedroom benefits from a private en suite bathroom, while the second bedroom and additional bathroom provide flexibility for guests, family or home working.

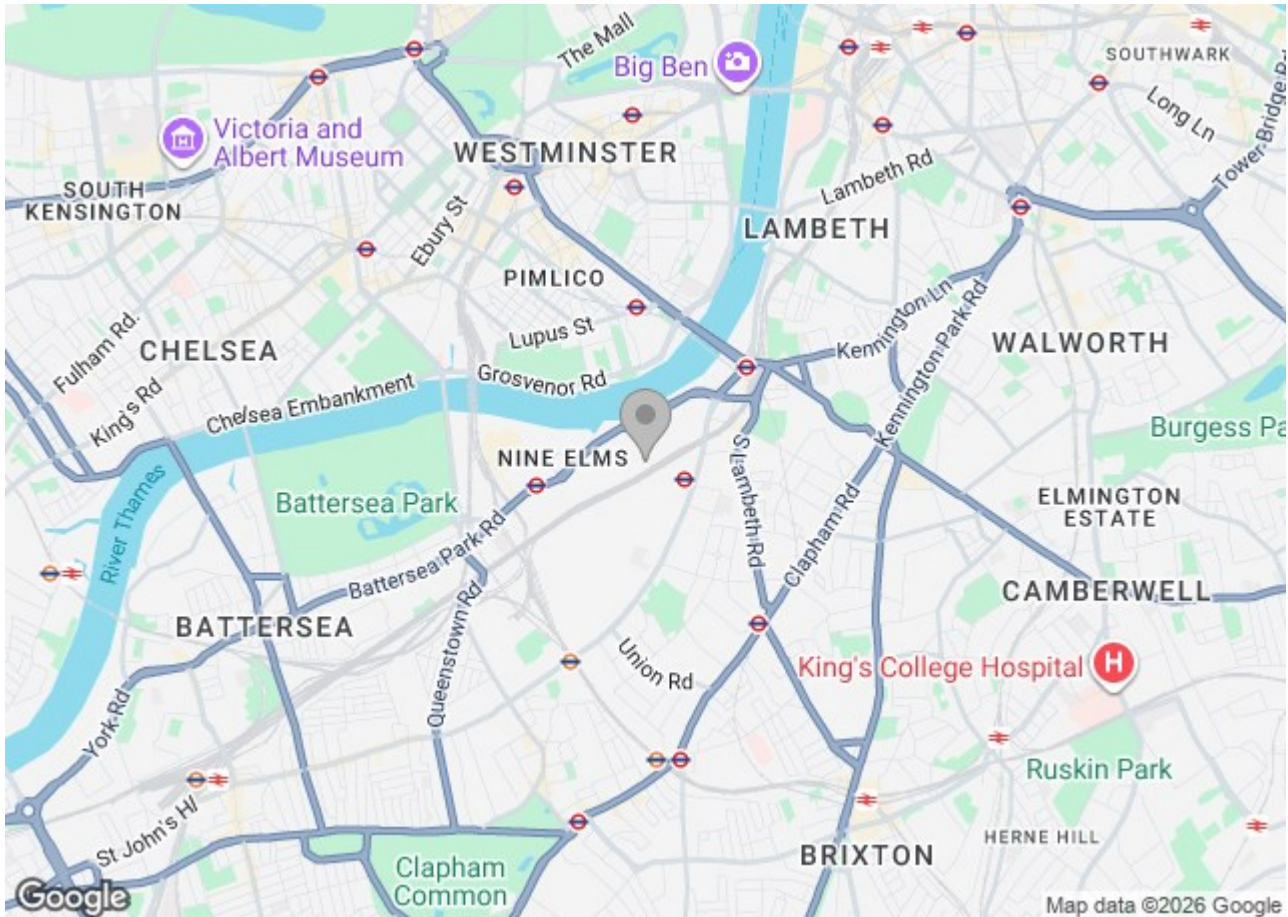
Residents of The Residence enjoy an exceptional range of on-site amenities designed for modern city living, including a 24-hour concierge service, private residents' gym, screening room and business suite.

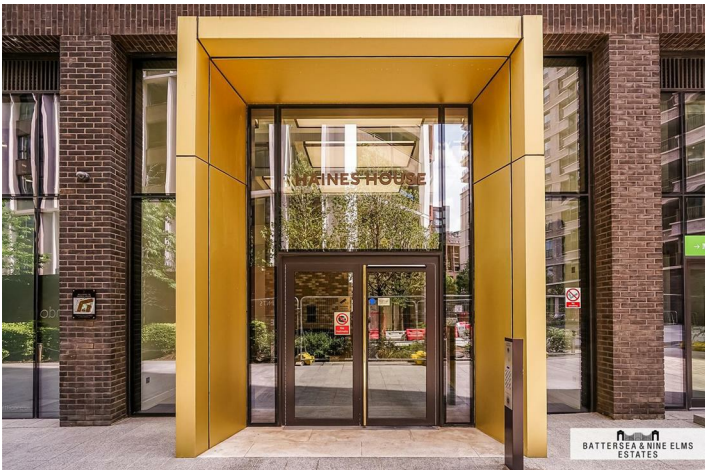
Perfectly positioned in the vibrant Nine Elms area, the development offers easy access to riverside walks, Battersea Power Station, local cafés, restaurants and excellent transport connections, making this an ideal home for those seeking a refined London lifestyle.

# 10 Charles Clowes Walk London



- Two Bedrooms
- Two Bathrooms
- 24 hour concierge
- Gym
- Balcony

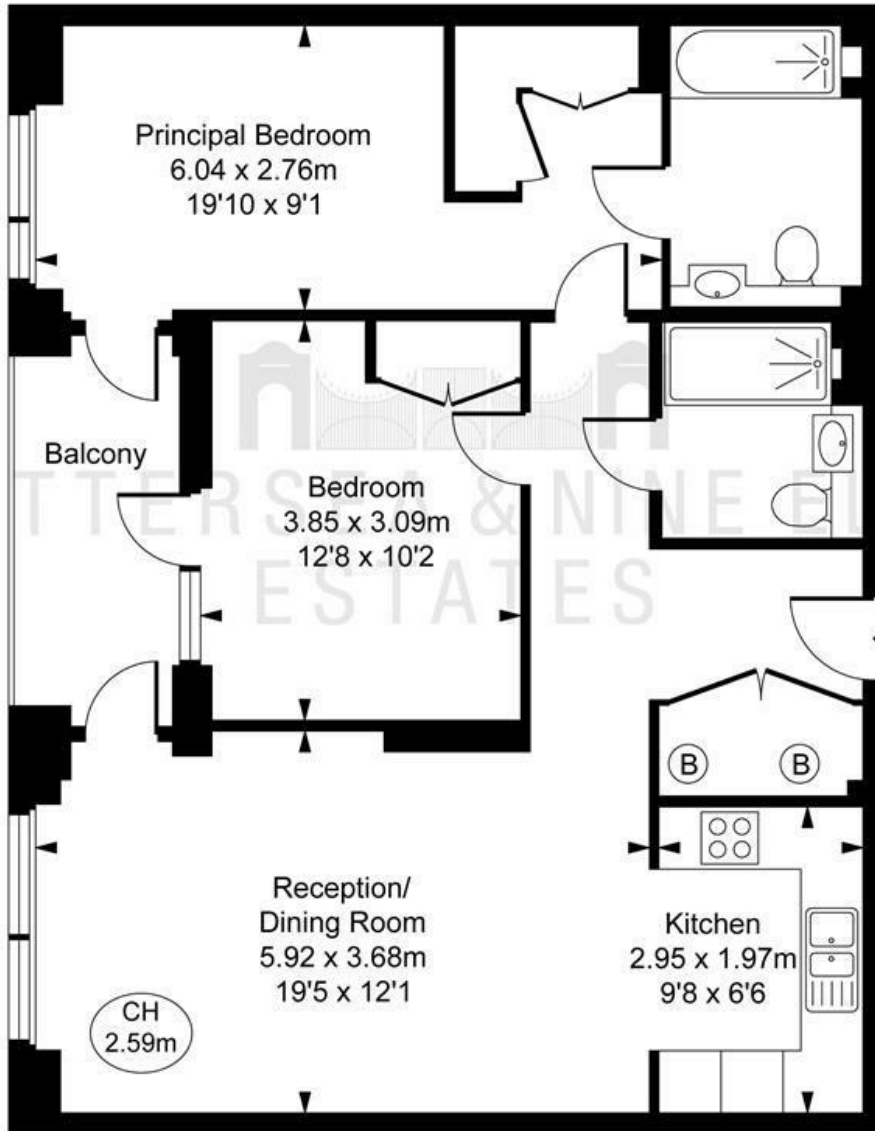




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Approximate Gross Internal Area  
76.27 sq m / 821 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81-91) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(11-20) <b>F</b>
(11-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	<b>86</b>	<b>86</b>	<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		EU Directive 2002/91/EC