



Let **UK** Home

2 Bedrooms

SW11 7AH

Located in London

£4,000 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Haines House, 10 Charles Clowes Walk, London



Let UK Home are excited to offer this stunning two-bedroom apartment in Haines House, part of The Residence development.

This property comprises a large bright open plan kitchen and living room leading to a private balcony with great views, two double bedrooms with fitted wardrobes (master en-suite), a large family sized bathroom and ample storage.

This development comes with exclusive resident amenities including a private gym, concierge service and secure entry systems.

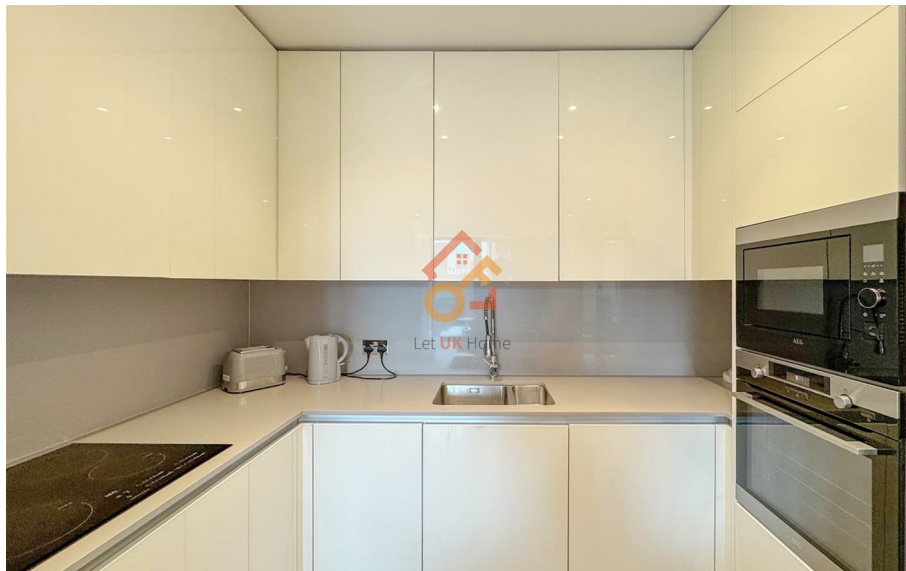
It sits adjacent to a major transport hub with seamless access to underground, national rail and Uber Boat by Thames Clippers river services, delivering fast, flexible travel options across the capital.

Boasting outstanding connectivity, the property offers quick journeys to a host of world-renowned higher education institutions: University of London, LSE, Imperial College London, King's College London, Royal College of Music, Royal College of Art and Central Saint Martins.

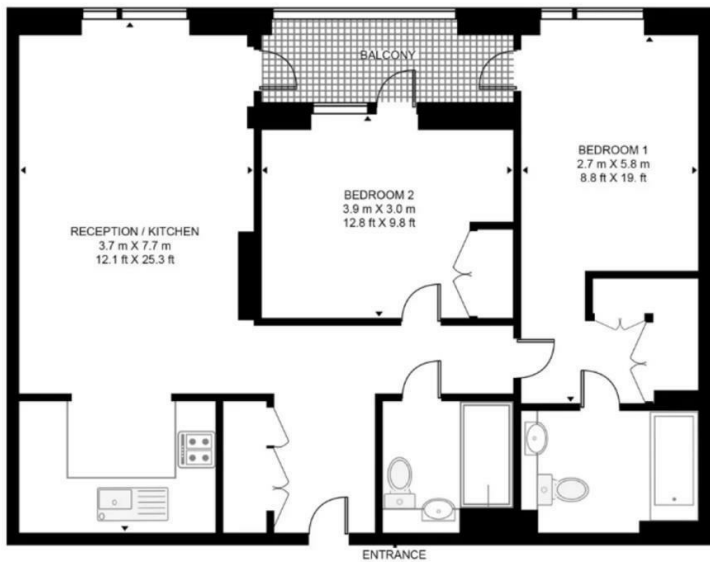
Furthermore, all of London's most iconic central landmarks are within easy reach, such as Harrods, Bond Street, Chinatown, Soho, the City of London, Borough Market and The Shard. Wandsworth Road is lined with a diverse selection of dining venues including Indian and Italian restaurants. Multiple convenience supermarkets including Tesco Express, Sainsbury's Local and Waitrose are scattered nearby for daily groceries, alongside a large supermarket inside Battersea Power Station.

- 9th Floor
- Concierge Service & 24h Security
- Battersea Power Station
- Close to Central Landmarks
- Virtual Tour

- The Gym
- Nine Elms
- Close to Transport Links
- Close to Local Shops
- EPC Rating: B



HAINES HOUSE, THE RESIDENCE
APPROXIMATE GROSS INTERNAL FLOOR AREA 816 SQ.FT (75.8 SQ.M)



Let **UK** Home

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Paddington
London
W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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