



Camellia House, Queenstown Road, Nine Elms,

Asking Price: £1,150,000

 Benham
& Reeves

Camellia House, Queenstown Road, Nine Elms, SW11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious and modern one bedroom apartment situated on the eighth floor of Camellia House, Vista Chelsea Bridge. The apartment features a large double bedroom with built in wardrobes and en-suite bathroom, an open plan fully equipped kitchen and a spacious living/dining area. There is also a large private terrace, running the length of the apartment, which offers uninterrupted views over Battersea Park. With striking exterior architecture and extreme attention to interior design, this project is truly one-of-a-kind. The property has timber flooring and large windows, ensuring an ample amount of light. The kitchen space is designed in such a way that it blends in with the reception area effortlessly.

The development has many exclusive amenities including a 24 hour concierge service, a fully equipped residents' gymnasium, two beautiful communal gardens (a sunken courtyard space, and a landscaped courtyard at street level) and many other outdoor spaces where residents can socialise.

Set between the wide-open spaces of Battersea Park and the exciting redevelopment of the iconic Battersea Power Station, also ideally located for transport links with Battersea Park and Queenstown Road stations being within 0.3 miles from the property.



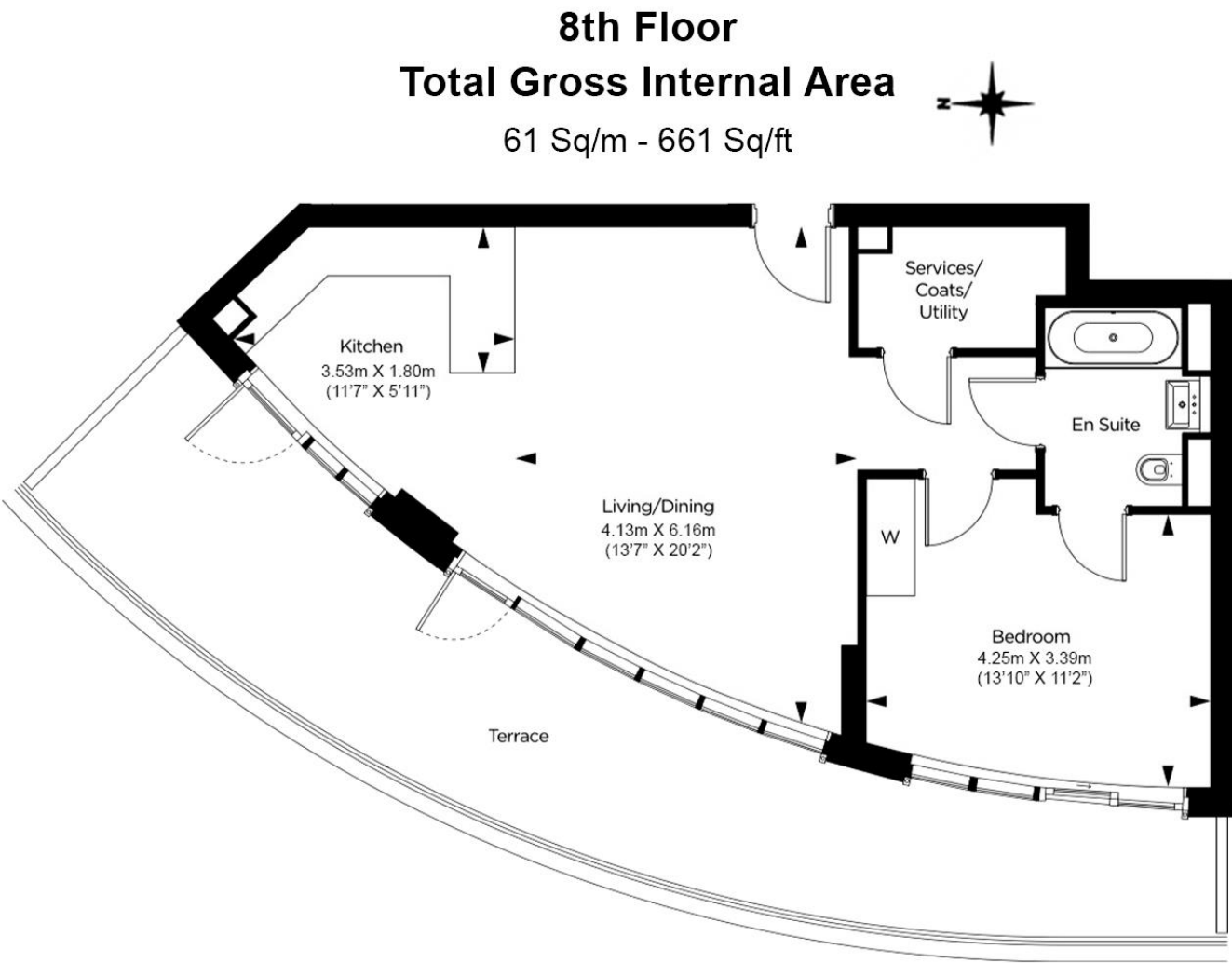
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Property Features:

- One Bedroom
- One Bathroom
- Eighth Floor
- 661 Square Feet (Approx.)
- 24 Hour Concierge
- Private Terrace
- Residents' Gymnasium
- Battersea Park and Queenstown Road station (0.3 miles)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 01/01/3015
Approximately 992 Years Remaining

Ground Rent: £500 (per annum) for the year 2022

Service Charge: £4100 (per annum) for the year 2022

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: KEN220155

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