



# Damac Tower, Bondway, Nine Elms, SW8

Asking Price: £560,000

Benham  
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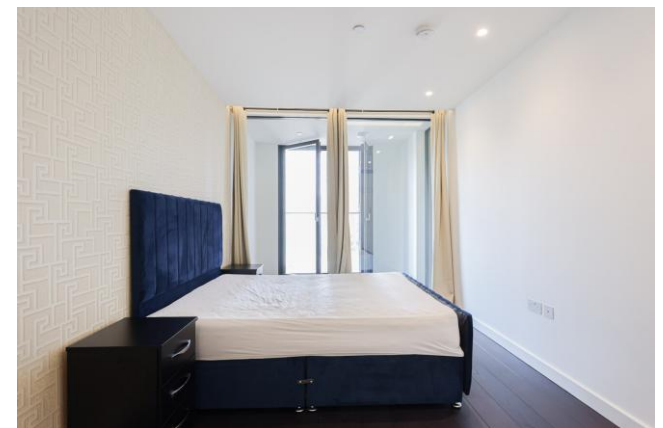
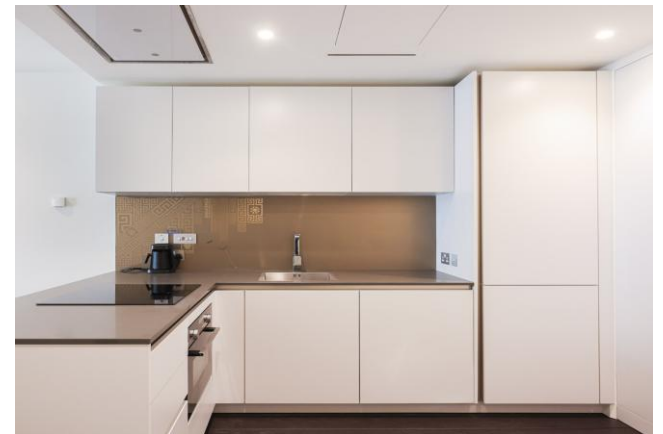
# Damac Tower, Bondway, Nine Elms, SW8

 1 Bedroom     1 Bathroom     Leasehold

Spanning approximately 598 square feet, the property features a large, open-plan living room with a fully fitted kitchen. The kitchen benefits from fully integrated appliances and is finished to a superb standard. The apartment features air conditioning and wooden flooring throughout. The double bedroom offers great space with built-in wardrobes and access to the winter garden. There is a three-piece bathroom located off the hallway.

Architecturally, Damac Tower is one of the most visually impressive developments in London's Zone 1, serving as an elegant addition to the Nine Elms residential regeneration area. The facilities in the Damac Tower are second to none, featuring a swimming pool, spa, and gym located on the 23rd floor. This allows you to enjoy far-reaching views of the London skyline while exercising, relaxing, and unwinding.

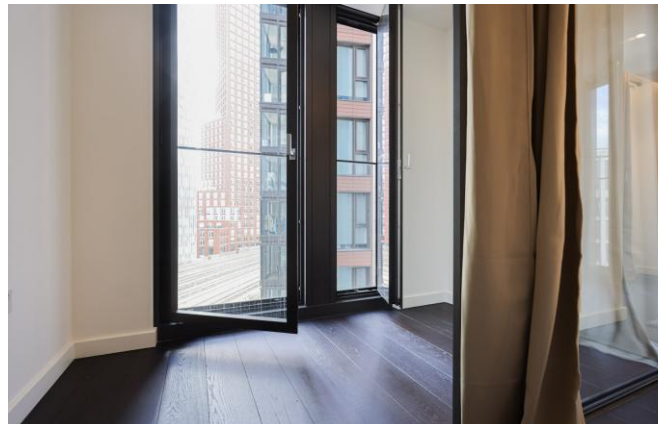
Damac Tower boasts excellent transport links and access to the City. It is located 0.2 miles from Vauxhall Overground and Underground Station, Zone 1.





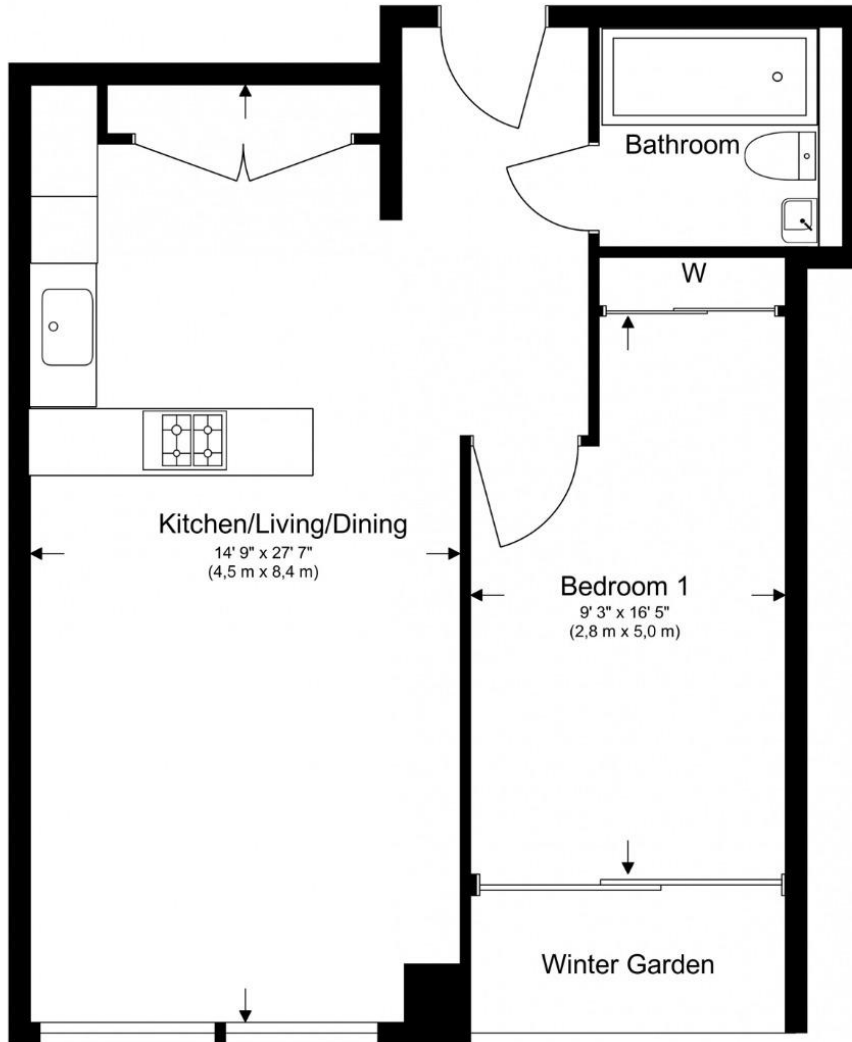
## Property Features:

- One Bedroom
- 5th Floor
- 598 Square Feet (Approx.)
- Winter Garden
- Comfort Cooling (Air Conditioning)
- 24-Hour Concierge
- Communal Gardens
- Expansive Indoor Swimming Pool and Jacuzzi
- State-Of-The-Art Gymnasium
- Vauxhall Overground and Underground Stations (Zone 1)



## Total Gross Internal Area

55.5 Sq/m - 598.4 Sq/ft



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

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

Asking Price:	£560,000
Tenure:	Leasehold Expires 14/06/3021 Approximately 995 Years Remaining
Ground Rent:	£550.00 (per annum) to March 2026
Service Charge:	£8,804.12 (per annum) to March 2026
Anticipated Rent:	£3,470.00 pcm Approx. 7.4% Yield

## Viewings:

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

Our reference: KEW250155

T: 020 3282 3700

E: [nineelms.sales@benhams.com](mailto:nineelms.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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Singapore | South Africa | Turkey

