



Carnation Way, Nine Elms, SW8

Asking Price: £1,300,000



Carnation Way, Nine Elms, SW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A luxurious apartment arranged on the 9th floor and comprising two bedrooms and two bathrooms. The flat offers over approximately 877 square feet of living space and is set within the landmark development of One Thames City. The property benefits from a large open-plan living room and kitchen with fully integrated appliances. Two double bedrooms offer ample space, with the principal bedroom also benefiting from an en-suite bathroom. There is an additional bathroom off the hallway, along with good storage and a utility cupboard with a washer/dryer. The property benefits from air conditioning, wooden flooring throughout, and picturesque river and city views, ensuring an opulent living experience.

The development also benefits from a gym, swimming pool, 24-hour concierge, on-site security with CCTV, a private residents' entrance lobby, and many other luxury amenities.

One Thames City is conveniently located with a plethora of supermarkets on your doorstep Sainsbury's (0.19km), Tesco (0.4km), and Waitrose (0.42km). Also ideally located for commuting with transport links via Vauxhall Underground (Victoria line 0.52km) and Overground, with the many facilities of Battersea Power Station right around the corner. Green open spaces are easily accessible at both Vauxhall & Battersea Park.



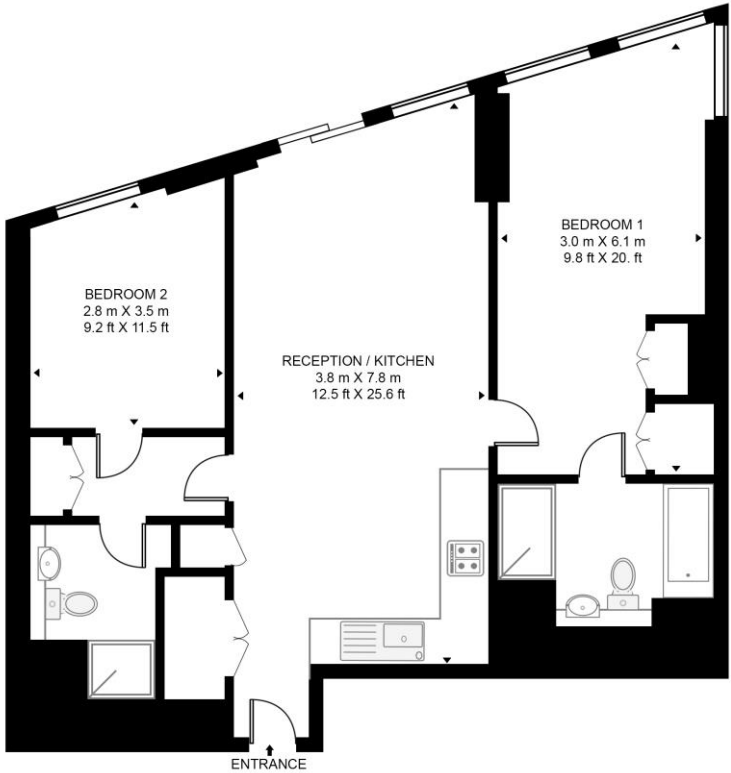


Property Features:

- Two Bedrooms
- Two Bathrooms
- Ninth Floor
- 877 Square Feet (Approx.)
- 24 Hour Concierge
- Expansive 30M Swimming Pool, State-of-the-art Gym
- Business Lounge, Private Club, Cinema Room, Kids Club
- Vauxhall Overground and Underground Stations (Zone 1)



ONE THAMES CITY, 8 CARNATION WAY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 877 SQ.FT (81.5 SQ.M)



NINTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

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

Asking Price:	£1,300,000
Tenure:	Leasehold Expires 22/12/3019 Approximately 993 Years Remaining
Ground Rent:	Nil
Service Charge:	£8,198.04 (per annum) for the year 2026
Anticipated Rent:	£6,000.00 pcm Approx. 5.5% Yield

Viewings:

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

Our reference: NIN260118

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

