



Damac Tower, Bondway, Vauxhall, SW8

Offers in excess of: £900,000

 Benham
& Reeves

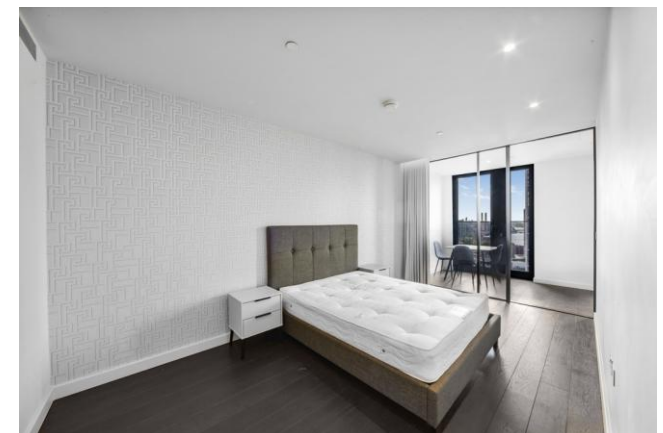
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning approximately 966 square feet, the property features a large, open-plan living room with access to a private winter garden and 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 two double bedrooms offer great space, with the principal bedroom also benefiting from an en-suite bathroom. There is a main bathroom located off the hallway, along with ample storage options and a utility cupboard featuring a washer/dryer.

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, which boasts excellent transport links and access to the City. 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.

Located a short walk from Vauxhall Overground and Underground Station, Zone 1.





Property Features:

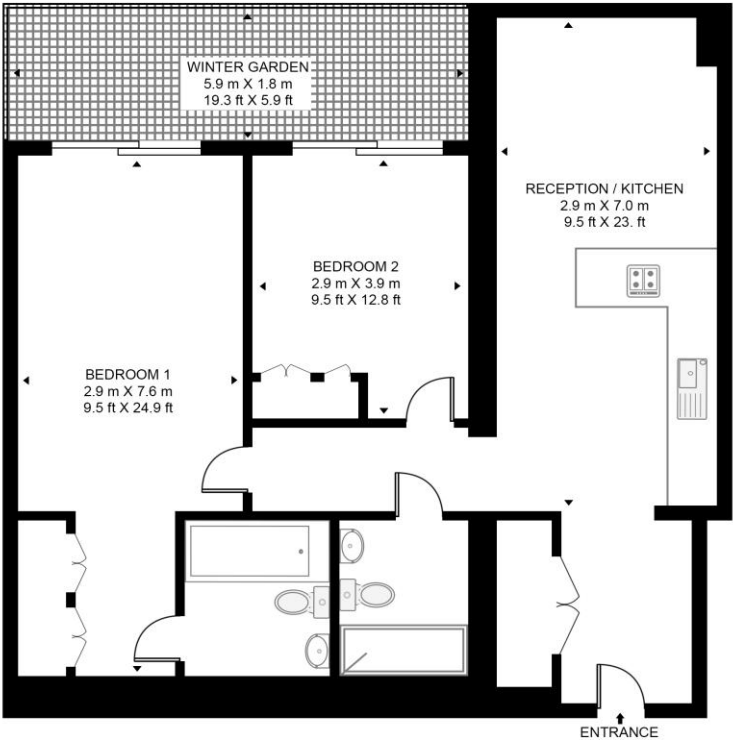
- 2 Bedrooms
- 2 Bathrooms
- 17th Floor
- 966 Square Feet (Approx.) Including Winter Garden
- Comfort Cooling (Air Conditioning)
- 24-Hour Concierge
- Communal Gardens
- Expansive Indoor Swimming Pool and Jacuzzi
- State-of-the-art Gymnasium
- Vauxhall Overground and Underground Stations (Zone 1)




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DAMAC TOWER, 71 BONDWAY
APPROXIMATE GROSS INTERNAL FLOOR AREA 966 SQ.FT (89.8 SQ.M)



SEVENTEENTH FLOOR

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 	

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.
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Terms & Conditions:

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

Offers in excess of:	£900,000
Tenure:	Leasehold Expires 14/06/3021 Approximately 996 Years Remaining
Ground Rent:	£750.00 (per annum) for the year 2025
Service Charge:	£6,603.09 (per annum) for the year 2025
Anticipated Rent:	£4,000.00 pcm Approx. 5.3% Yield

Viewings:

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

Our reference: HAM250058

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