



Damac Tower, Bondway, Kennington, SW8

Asking Price: £1,300,000

 Benham
& Reeves

Damac Tower, Bondway, Kennington, SW8

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

Spanning approximately 1377 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 three double bedrooms offer ample space, with two principal bedrooms also benefiting from en-suite bathrooms. A main bathroom is 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.



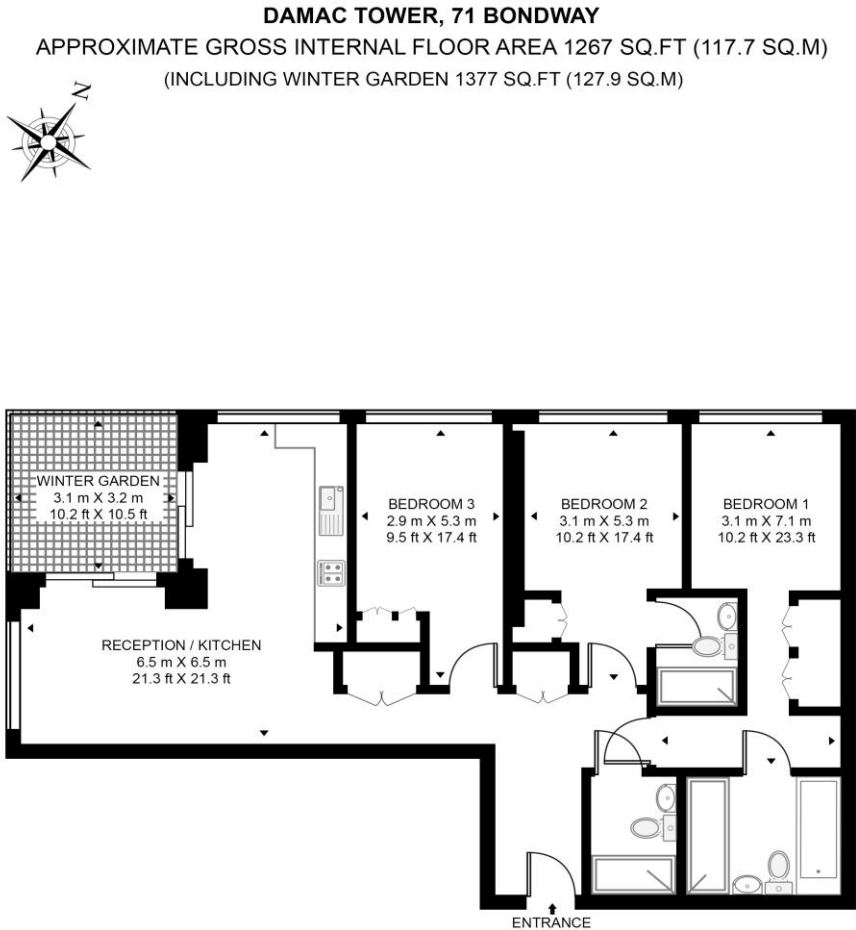



Property Features:

- 3 Bedrooms
- 3 Bathrooms
- 17th Floor
- 1377 Square Feet (Approx.) Including Winter Garden
- Comfort Cooling
- 24-Hour Concierge
- Expansive Indoor Swimming Pool and Jacuzzi
- State-of-the-art Gymnasium
- Vauxhall Overground and Underground Stations (Zone 1)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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 	

SEVENTEENTH FLOOR

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.

Asking Price:	£1,300,000
Tenure:	Leasehold Expires 14/06/3021 Approximately 995 Years Remaining
Ground Rent:	£850.00 (per annum) for the year 2025
Service Charge:	£9,458.86 (per annum) for the year 2025
Anticipated Rent:	£7,000.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: HAM250057

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