

Damac Tower, Bondway, Nine Elms, SW8

Asking Price: £700,000

Benham & Reeves

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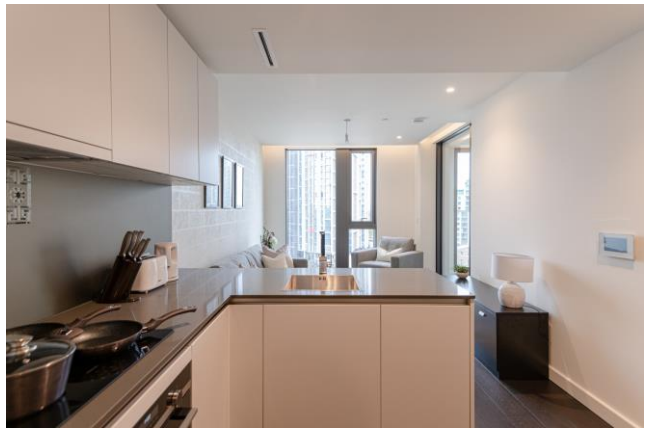
1 Bedroom 1 Bathroom Leasehold

Set in Damac Tower is this larger than average one bedroom flat that boasts stunning city views. The property offers a well-proportioned, open-plan reception room with a fitted kitchen area that includes integrated appliances and floor-to-ceiling windows leading to the west-facing winter garden. The spacious bedroom has plenty of space with built-in wardrobes. There is a stylish bathroom and ample storage throughout. This modern apartment also benefits from comfort cooling.

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.







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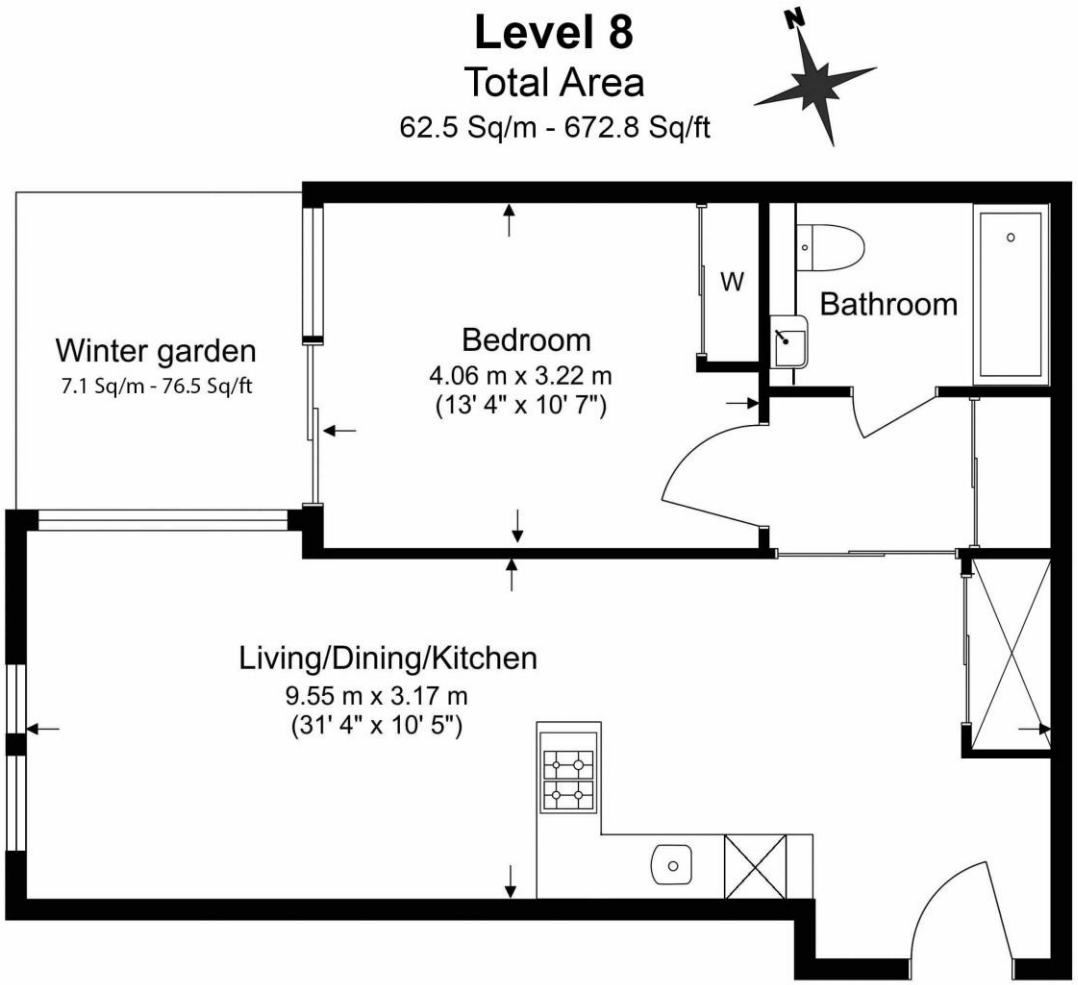




Property Features:

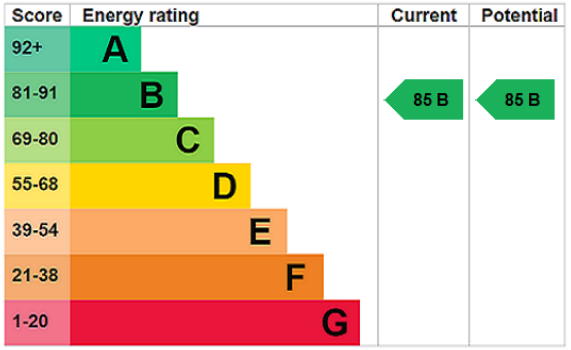
- One Bedroom
- One Bathroom
- Winter Garden
- 8th Floor
- 596 Square Feet (Approx.)
- Comfort Cooling
- 24-Hour Concierge
- Expansive Indoor Swimming Pool and Jacuzzi
- State-of-the-art Gymnasium
- Vauxhall Overground and Underground Stations (Zone 1)

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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.



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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:	£700,000
Tenure:	Leasehold Expires 14/06/3021 Approximately 995 Years Remaining
Ground Rent:	£550.00 (per annum) for the year 2026
Service Charge:	£8,492.00 (per annum) for the year 2026
Anticipated Rent:	£3,500.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: NIN240124

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