



Damac Tower, Nine Elms, SW8

£1,100,000

 2 Bedroom  2 Bathroom  1 Reception





Adam Hayes Estate Agents

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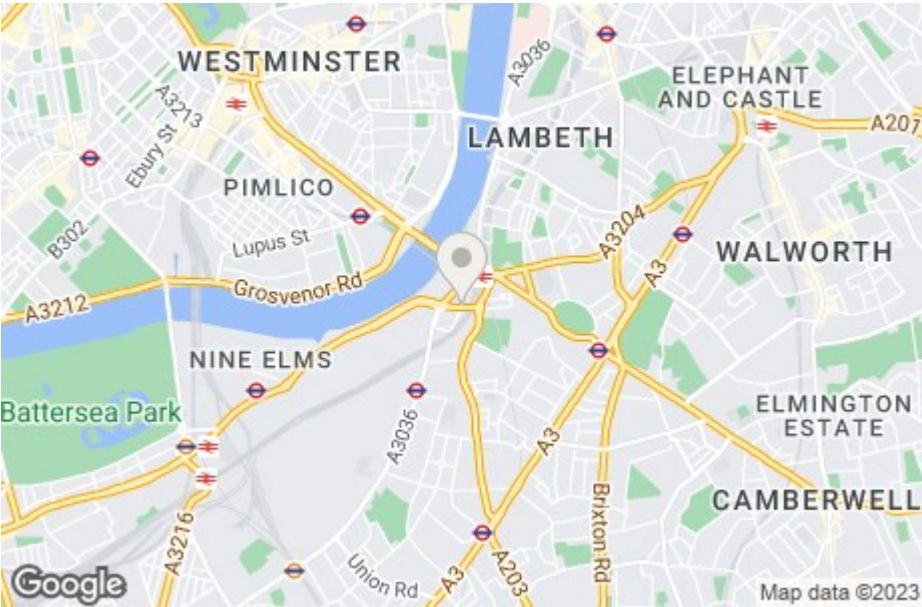
2 Bedrooms 2 Bathrooms 1 Receptions

## Key Features

- Two Bedrooms
- Two Bathrooms
- New Build Development
- Communal Cinema
- Communal Gymnasium
- 24th-floor Rooftop Gardens
- Valet Parking

## Other Information

Tenure: Leasehold  
Length of Lease: 999 Years  
Ground Rent: £10.00  
Service Charge: £11,373.96  
Council Tax Band: E



## Nearest Stations

Nine Elms Station	0.3 miles
Oval Station	0.5 miles
Vauxhall Station	0.1 miles

## Property Description

Introducing this large studio flat with a separate sleeping area in Damac Towers, a magnificent 50-storey skyscraper soaring 170 meters high, elegantly gracing the London skyline. This iconic development boasts 360 meticulously designed apartments, with interiors curated by the renowned Donatella Versace.

Situated at the forefront of the new Nine Elms district, residents are treated to unparalleled, unobstructed views of London's landmarks, including the Thames, The Shard, London Eye, Big Ben, and the Houses of Parliament.

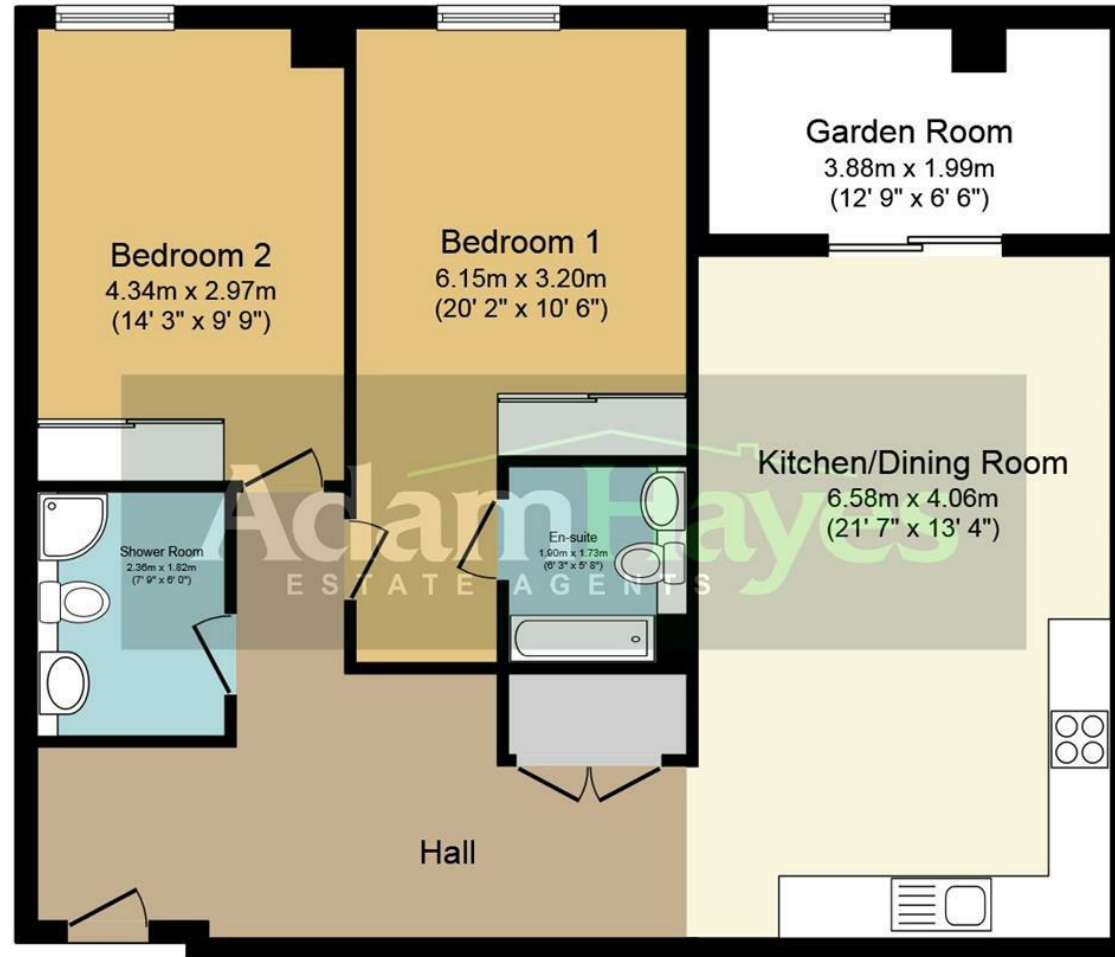
Damac Towers goes above and beyond with its incomparable 23rd floor leisure facilities, featuring a swimming pool, Jacuzzi, and state-of-the-art gym, all designed in a Roman-inspired setting. This unique leisure area is the only residence in London to offer such breath taking views of the City of London.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Floor Plan

Total floor area 90.6 sq.m. (975 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.