



# Hemans Street, Nine Elms, SW8

Asking Price: £411,000

 Benham  
& Reeves

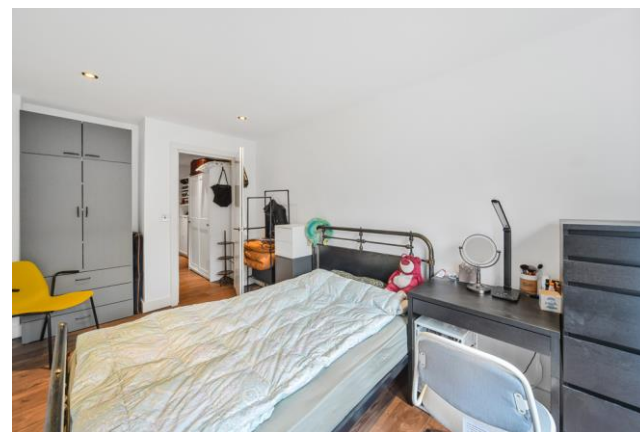
# Hemans Street, Nine Elms, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautifully presented one bedroom apartment located in the heart of Nine Elms. Consisting a well proportioned, open plan kitchen/reception room with a fitted kitchen area that includes integrated appliances, tiled flooring and floor to ceiling windows leading out to the private terrace. The spacious bedroom has plenty of space for wardrobes and a double bed and captures plenty of natural daylight from the large windows. The flat also includes a separate three piece family bathroom suite and has ample storage.

As part of "The Links" it sits at the nexus of the most sought after neighbourhoods of South London, equidistant to the bars and cafés of Clapham, the royal park and riverside vistas of Battersea and vibrant Nine Elms. The property itself is located a short walk to a large Sainsbury's and other local amenities such as a local gym.

Transport Links include both Nine Elms underground station (Northern line) and Vauxhall Underground (Victoria line) and National Rail Station.





## Property Features:

- One Bedroom
- One Bathroom
- Secure Private Terrace
- 510 Square Feet (Approx.)
- Separate Private Storage
- Newly Built
- Secure Entrance
- Nine Elms Station (0.2 Miles)

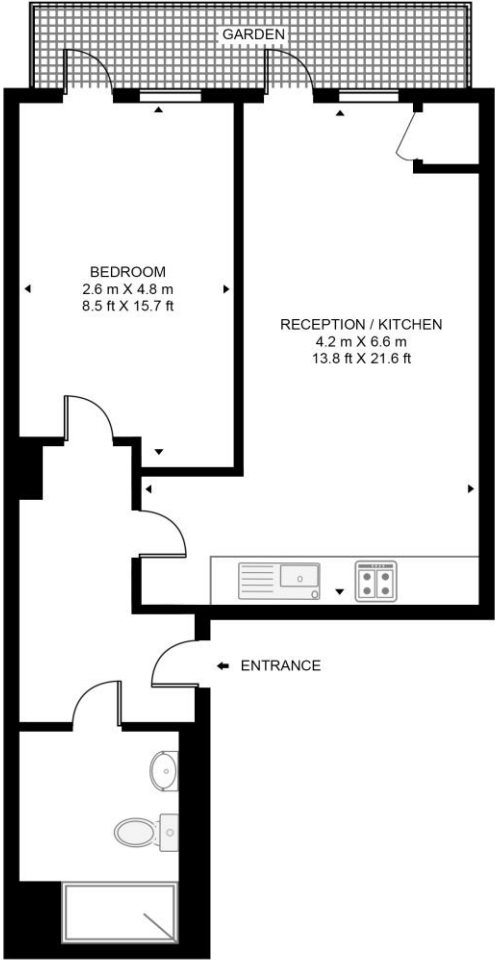


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## HEMANS STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 510 SQ.FT (47.4 SQ.M)




BEDROOM  
2.6 m X 4.8 m  
8.5 ft X 15.7 ft

RECEPTION / KITCHEN  
4.2 m X 6.6 m  
13.8 ft X 21.6 ft

ENTRANCE

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

## Terms & Conditions:

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

Asking Price:	£411,000
Tenure:	Leasehold Expires 27/06/2140 Approximately 115 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£2,296.30 (per annum) for the year 2024
Anticipated Rent:	£2,000.00 pcm Approx. 5.8 % Yield

## Viewings:

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

Our reference: KEW240045

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