



# Bach House, Wandsworth Road, Nine Elms, SW8

Asking Price: £475,000

 Benham  
& Reeves

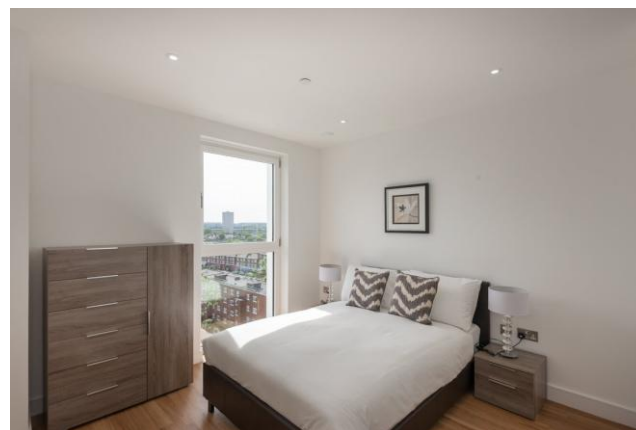
# Bach House, Wandsworth Road, Nine Elms, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A large studio apartment situated on the 8th floor of Bach House. This property, spanning an approximate 428 square feet, offers views over South-West London. The property benefits from an open-plan living space with access onto a private south-east facing balcony, a separate sleeping area with good sized built-in wardrobes. There is a high spec bathroom and a modern fully fitted kitchen complete with dishwasher, microwave, oven, fridge/freezer, wine cooler, and washer/dryer. The apartment also benefits from underfloor heating and wooden flooring throughout.

The development offers 24-hour concierge, residents' gym, lounge, screening cinema room, dining room, and communal roof terrace. There is a large Sainsbury's superstore on-site and you are very well located to many other local shops, restaurants and bars. Nine Elms Point is one of the most popular new developments in this Zone 1 neighbourhood.

The apartment is located a short walk from Nine Elms and Vauxhall Underground stations providing easy access into The City and West End, this property is ideal for professionals working in Central London or the City.





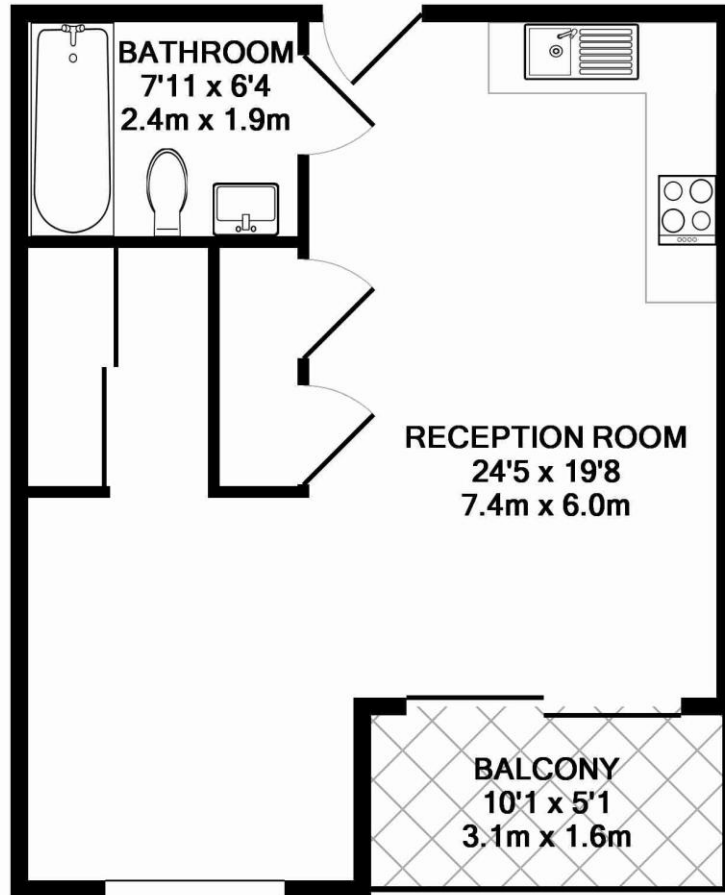
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## Property Features:

- Spacious Manhattan Apartment
- 8th Floor
- 428 Square Feet (Approx.)
- Private South-East Facing Balcony
- 24 Hour Concierge, Communal Garden & Residential Gym
- Nine Elms Station (Northern Line, Zone 1)





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 428 SQ.FT. (39.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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:	£475,000
Tenure:	Leasehold Expires 12/02/3012 Approximately 986 Years Remaining
Ground Rent:	£474.50 (per annum) for the year 2025
Service Charge:	£2,796.60 (per annum) to June 2025
Anticipated Rent:	£2,100.00 pcm Approx. 5.3 % Yield

## Viewings:

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

Our reference: NIN220259

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