

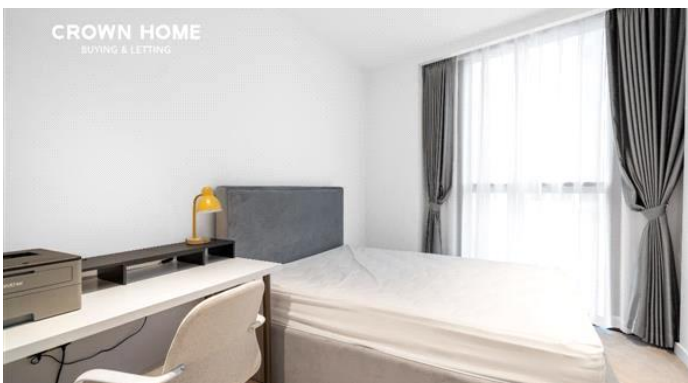
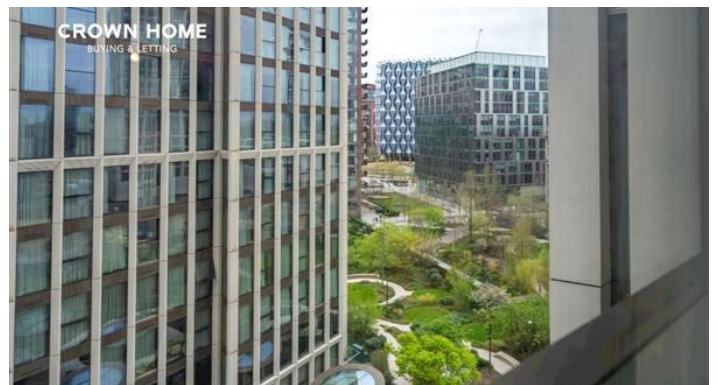
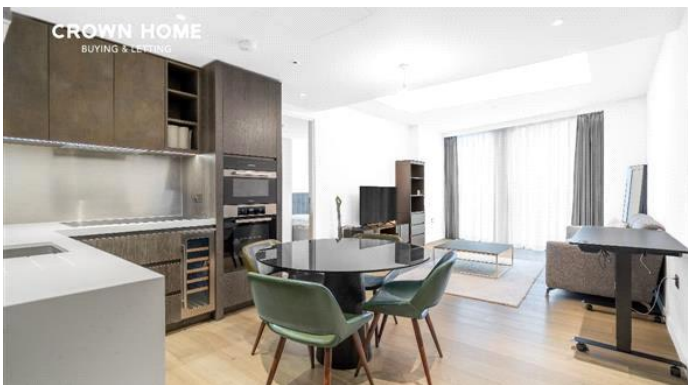
**Thames City, 8
Carnation Way, Nine
Elms, Vauxhall, SW8**

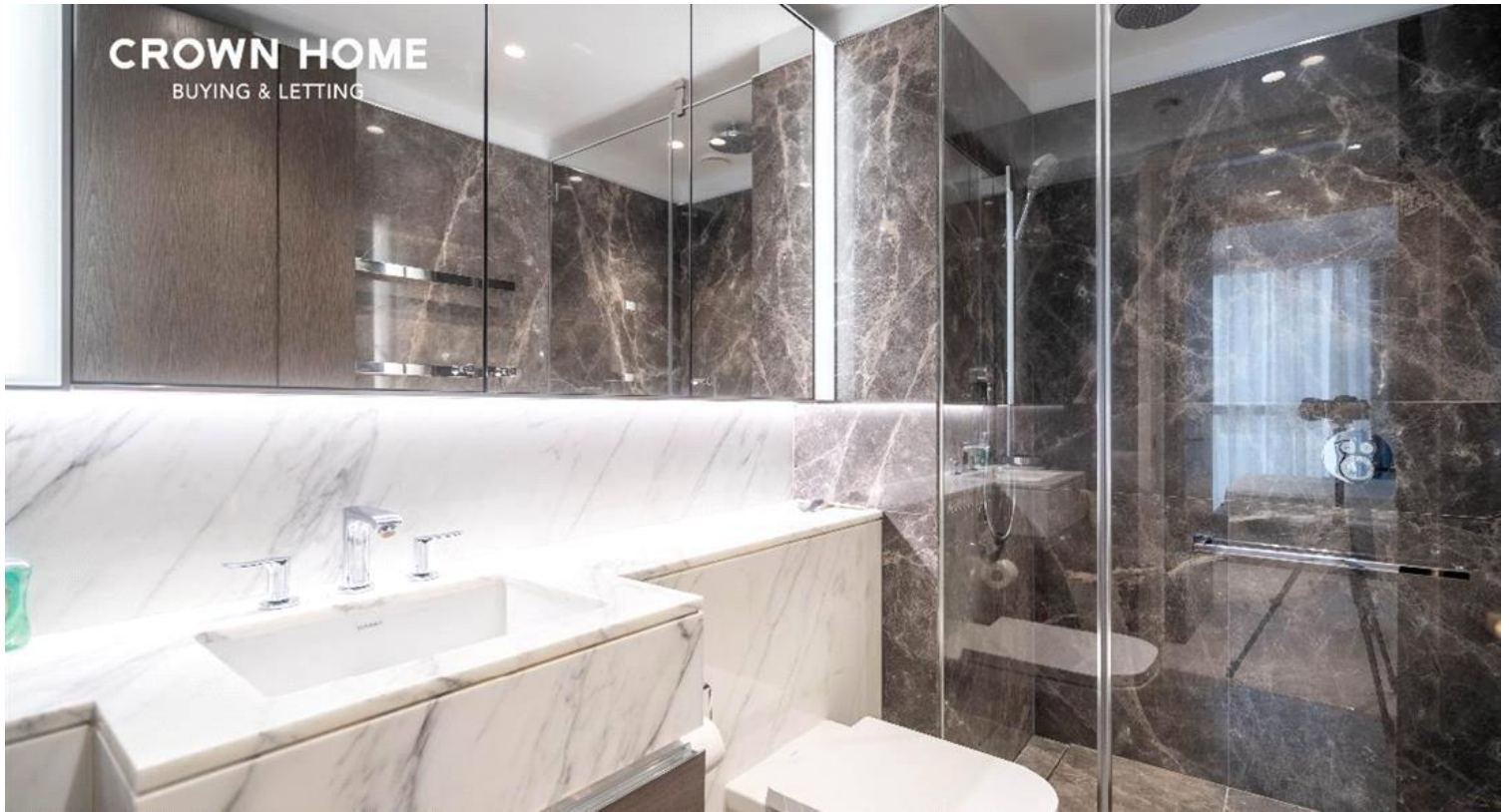
Apartment

£1,200,000

Estimated Service Charge:
£9,000 per year

A beautifully presented 2-bedroom, 2-bathroom apartment situated on the 8th floor of the sought-after Thames City development in Nine Elms.





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This home embraces the versatility of open-plan living, featuring a spacious and light-filled living area with floor-to-ceiling windows that flood the space with natural light. Elegant engineered timber flooring runs throughout, enhancing the contemporary design. The fully integrated kitchen is finished with sleek composite stone worktops, offering both style and practicality.

Both generously sized bedrooms provide peaceful retreats, complete with plush carpeting for added comfort. The principal bedroom benefits from fully integrated wardrobes and a stylish ensuite bathroom. The property also includes a modern family





| | |
|-----------------------|--|
| NIA | 81.6m ² / 878 ft ² |
| ASPECT | River View US Embassy View |
| KITCHEN/LIVING/DINING | 6.9m x 3.8 m |
| MASTER BEDROOM | 6.2m x 2.8m |
| BEDROOM 2 | 3.4m x 2.8m |




RESIDENTS' FACILITIES

- 8th floor
- Residents' 30m swimming pool
- Residents' spa
- Residents' private dining
- Residents' KTV room, cinema & library
- Residents' lounge, wine cellar, & art gallery
- Residents' kids' club & pool
- Short walk from Vauxhall Station

Tenure
Leasehold

EPC Rating
EPC Rating: B

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-) | A | | |
| (81-91) | B | 86 | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. | | | |

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