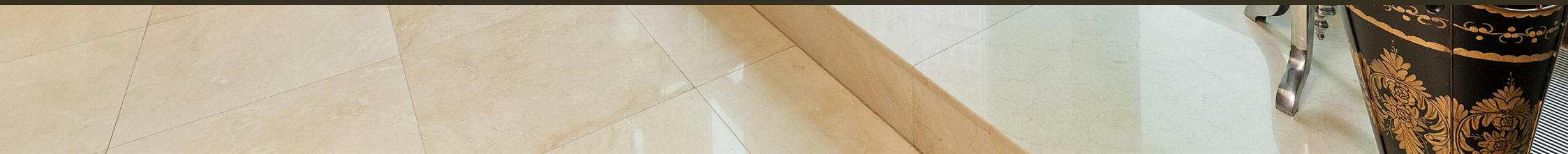




2 St George Wharf, Nine Elms
London SW8

GARTON JONES.COM



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GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

Sales +44 (0) 20 7735 1888
nineelms@gartonjones.com
www.gartonjones.com

£7,450,000 Leasehold

A substantial and rare to the market 4 double bedroom triplex Penthouse apartment for sale of approx. 5464sq.ft (508sqm), arranged over the 15th, 16th and 17th floors of Kestrel House, one of the buildings forming the popular St George Wharf development located at the gateway to Nine Elms on the South Bank of the River Thames between Vauxhall Bridge and Chelsea Bridge. With direct lift access to the 15th floor this very special apartment provides 360 degree panoramic views and eight separate terraces offering perfect entertaining space. Each of the large four bedrooms offer complete discretion and include excellent storage as well as luxury en-suite bathrooms. An abundance of natural light allows further enjoyment of the extensive views of the Thames and London skyline, there genuinely aren't many of the capitals iconic landmarks that cannot be seen from this property. Further benefits include a triple aspect reception room, a separate kitchen breakfast room with Miele integrated appliances, a dining room and three allocated and secure parking spaces. St George Wharf provides a full concierge service and 24 hour security with many amenities and eateries within the development. Vauxhall Station is moments away providing rail, underground and bus connections.

Lease: 999 Years From Dec 1999
Service Charge: £16,500pa
Ground Rent: £800pa

- 5464sq.ft (508sq.m)
- Triplex Penthouse 15th/16th & 17th Floors (With Direct Lift Access)
- 4 Double Bedrooms All with En-Suite Bathrooms
- Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Panoramic Views of the London Skyline
- 3 Allocated Secure Underground Parking Spaces
- 24 Hour Concierge & On-Site Amenities Including Bars, Restaurants & Tesco Convenience Store
- Moments from the Transport Links of Vauxhall



EPC certificate available on request.

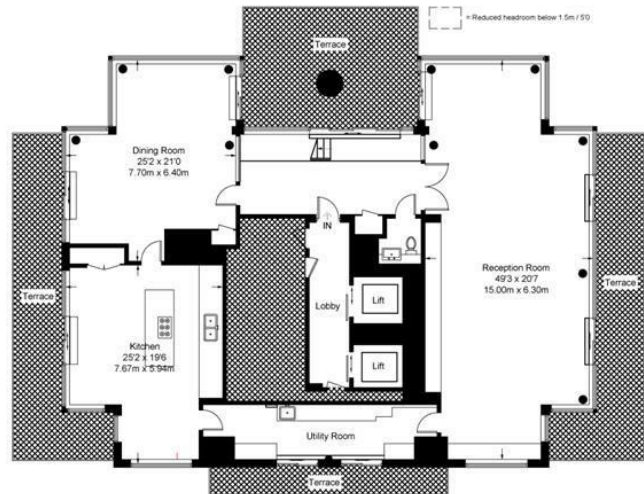
Kestrel House

Approximate Gross Internal Area
(Excluding Reduced Headroom / Void / Lobby / Lifts / Communal Area)

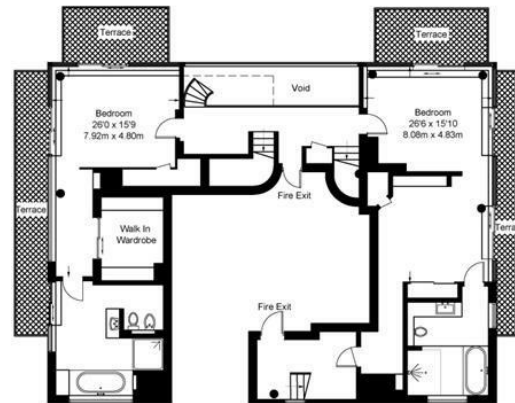
5464 sq ft / 507.6 sq m

Reduced Headroom = 108 sq ft / 10.0 sq m

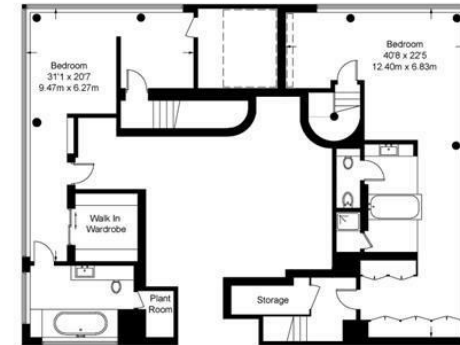
Total = 5572 sq ft / 517.7 sq m



Fifteenth Floor = 2224 sq ft / 206.6 sq m
(Excluding Communal Area / Lobby / Lifts)



Sixteenth Floor = 1478 sq ft / 137.3 sq m
(Excluding Void)



Seventeenth Floor = 1870 sq ft / 173.8 sq m
(Including Reduced Headroom)

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

