



One St George Wharf, London
SW8

GARTON JONES.COM

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9 Albert
Embankment
London
SE1 7SP

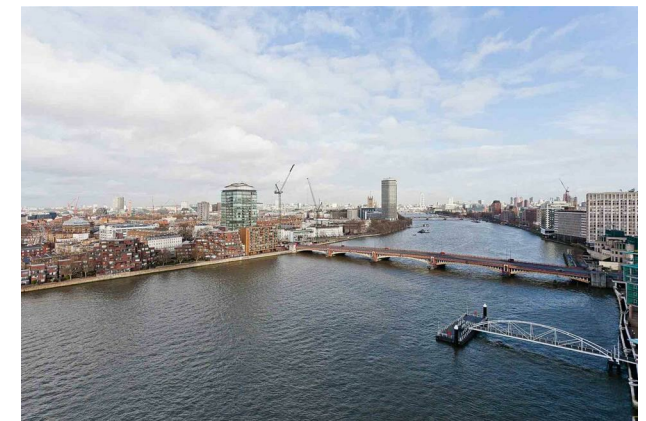
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£2,350,000 Leasehold

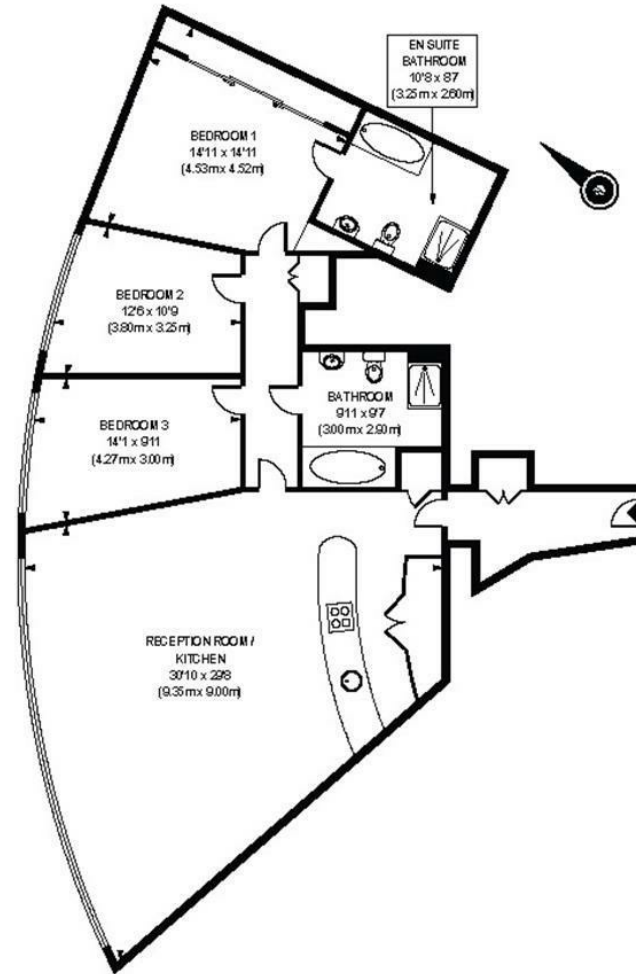
A 3 double bedroom apartment on the 14th floor of this highly sought after development. The apartment further benefits from 2 luxury bathrooms (1 en-suite) with separate shower cubicles, a large open-plan reception room with a wall-mounted slimline 55" Samsung LED TV and full-width floor to ceiling windows framing views of the River Thames towards The London Eye, Houses of Parliament and beyond. There is also a smart fitted kitchen with Miele integrated appliances including a wine cooler, coffee machine and De Dietrich induction hob. Additionally, there is an Opus touch screen audio and visual control system throughout the apartment, comfort cooling, porcelain tiled flooring in the living areas and carpet to the bedrooms and valet parking. Residents will have the use of a 24-hour concierge and health spa with gym, an infinity swimming pool, steam room, sauna and treatment rooms. There is also a business lounge, cinema screening room and private dining/conference room with re-heat kitchen facility.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: Secure Parking Included
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band H (London Borough of Lambeth)
- Leasehold: 974 Years Remaining
- Service Charges: £17,000 per annum
- Ground Rent: £700 per annum
- EPC Rating B (81)

- Direct Views Of The River Thames
- 3 Bedroom Apartment
- 2 Luxury Bathrooms (1 En-Suite)
- Open Plan Reception Room
- Smart Integrated Kitchen
- Valet Parking
- Full Width Floor to Ceiling Windows To All Principle Rooms
- Comfort Cooling
- Health Spa with Gymnasium, Business Suite, Cinema Screening Room
- Moments From Vauxhall Rail & Tube, Bus & Riverboat Services



EPC certificate available on request.



FOURTEENTH FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1465 sq. ft / 136.07 sq. m

