



1 St George Wharf, London  
SW8

GARTON JONES.COM



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## £575,000 Leasehold

A Manhattan Suite apartment of 496sq.ft (46sq.m) available for sale on the 6th floor of the highly sought One St George Wharf, The Tower, development built by St George, part of the Berkeley Group. This beautifully finished property benefits from a luxury shower room, a large open plan reception room and full-width floor to ceiling windows. There is a smart fitted kitchen with Miele integrated appliances including a wine cooler and coffee machine, comfort cooling, porcelain tiled flooring throughout with underfloor heating. The property also benefits from a Right to Park.

Residents of The Tower will have the use of a 24-hour concierge and well-equipped health spa with gym, an infinity swimming pool overlooking the River Thames, a 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. Vauxhall Station is moments away offering the Victoria Line underground service, overground railways and bus station allowing for very easy access across London, as is the major redevelopment of Nine Elms & Battersea with a plethora of restaurants, bars, shops & cafés all a short walk away.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking
- Lift Access
- Building Safety: EWS1 Available on request
- Council Tax Band F (London Borough of Lambeth)
- Leasehold: 975 Years Remaining (999 years from 25 December 1999)
- Service Charges: £6,500 per annum
- Ground Rent: £500 per annum
- EPC Rating B (82)

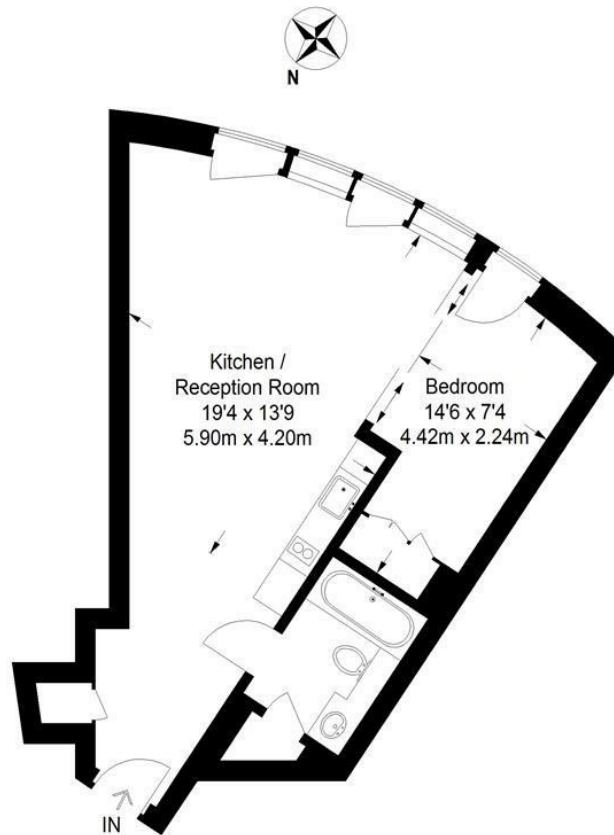
- Manhattan Suite Apartment
- 496sq.ft (46sq.m)
- Open Plan Reception
- Comfort Cooling
- 24 Hour Concierge
- Residents Gym
- Infinity Swimming Pool Overlooking River Thames
- Sauna & Treatment Rooms
- Cinema Screening Room
- 0.2 Miles to Vauxhall Station



EPC certificate available on request.

## The Tower

Approximate Gross Internal Area  
496 sq ft / 46.1 sq m



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.

