



12 St. George Wharf, London  
SW8

GARTON JONES.COM



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, SW8

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## £649,999 Leasehold

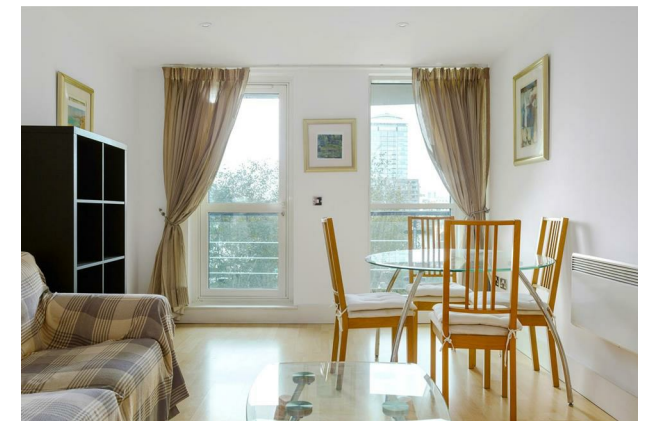
A well-appointed 2-bedroom apartment offering 674 sq. ft / 62.59 sq. m with direct views of the River Thames available for sale in Ensign House, St. George Wharf, a modern residential development in a prime location, situated moments from Vauxhall Station. This property features a spacious main bedroom with generous built-in wardrobe space with direct access to your terrace, a second dual aspect bedroom that could be utilised as a home office, a modern bathroom suite and well-proportioned open plan kitchen and reception space leading out to a very generous wrap-around terrace that overlooks the communal gardens & River Thames.

St. George Wharf is an iconic fixture along the River Thames with residents benefitting from a dedicated 24-hour concierge service, with further on-site amenities including a 24-hour gym (additional charges apply), several restaurants, a dry cleaner, dentists, Pret-A-Manger, hair & nail salon and more. Vauxhall Station is located next to St. George Wharf, with overground rail services, Victoria Line tube, bus station & also the Thames Clipper service at St George Wharf Pier, allowing incredibly convenient transport access throughout London.

Please note furniture may differ to that shown in the current photos.

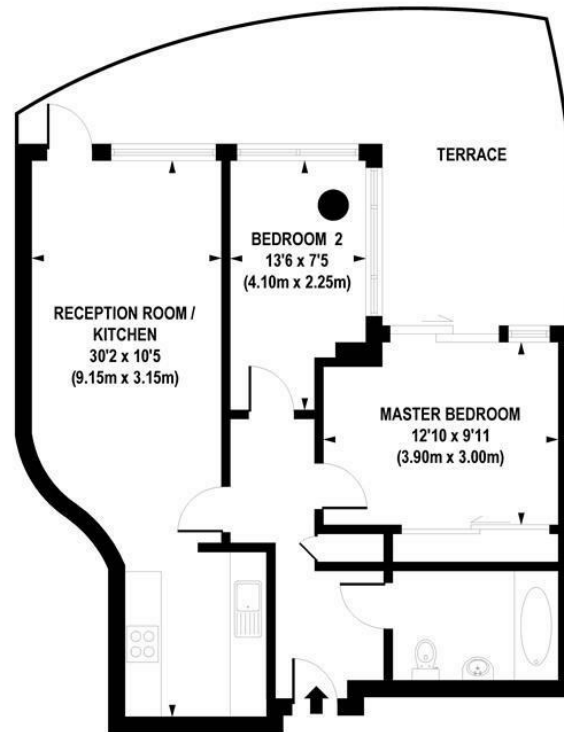
- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Electric Heaters
- Broadband & Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included — available via additional fees
- Lift Access
- Building Safety: EWS1 Available
- Council Tax Band G (London Borough of Lambeth)
- Leasehold: 974 Years Remaining (999 Years from 25 December 1999)
- Service Charges: £4,400 per annum
- Ground Rent: £300 per annum
- EPC Rating C (72)

- 2 Bedrooms
- 674 sq. ft / 62.59 sq. m
- 1 Bathroom
- Large Terrace
- Direct Views of the River Thames
- Open Plan Reception
- Modern Kitchen
- 24 Hour Concierge
- On-site Amenities
- 0.1 Miles to Vauxhall Station



EPC certificate available on request.





APPROX. GROSS INTERNAL FLOOR AREA 674 sq. ft / 62.59 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

