



## St George Wharf Vauxhall SW8

A beautifully presented studio apartment at the iconic riverside St George's Wharf. At approx. 360 Sq. ft. the space is well planned with a sunny open plan living space, separated sleeping area and recently redecorated bathroom. Located on the 9th floor(with lift) It features a large picture window with skyline views.

Further benefits include a 24-hour concierge and a large range of on-site shops, riverside restaurants and bars and a gym. Parking is available onsite at extra cost.

St George Wharf is ideally located opposite Vauxhall's main transport hub(National Rail and Victoria Line underground Services) with 24hr bus services, and within a short walk of Nine Elms underground station(Northern Line). Thames Clipper river boat services are available onsite. The development is situated within landscaped grounds including fountains, tree lined footpaths, and dedicated cycle lanes.

### KEY FEATURES

**Modern Studio Apartment**

**Immaculately Presented**

**Riverside Development**

**Parking available at cost**

**Fully Managed**

**Conveniently located close to shops, restaurants and public transport**







ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

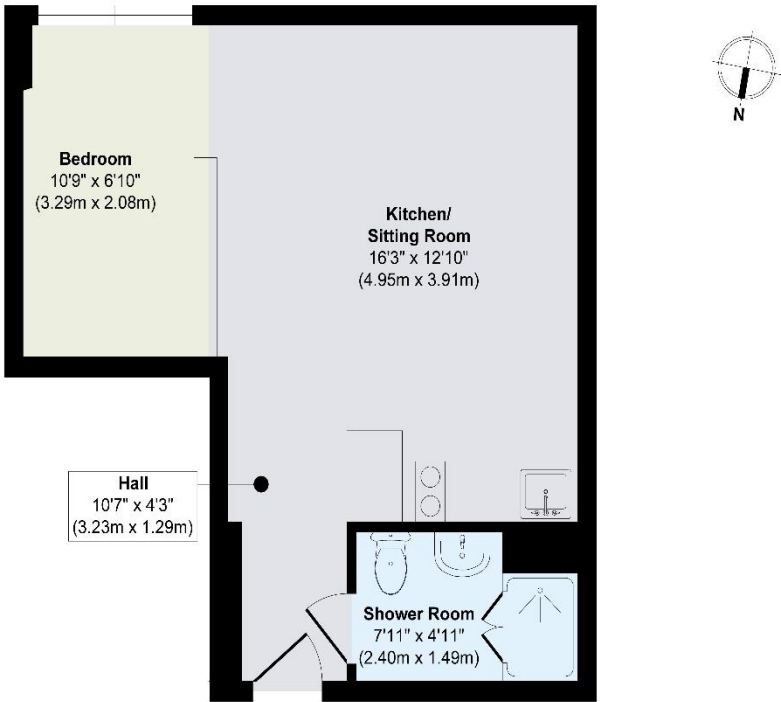
**Local authority:** London Borough of Lambeth

**Internal area:** 362 sq. ft. / 32.75 sq. m.

**Council tax** Band D

**No. of bedrooms:** Studio

St. George Wharf, SW8



Ninth Floor

Approx. Gross Internal Floor Area 345 sq. ft / 32.08 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.