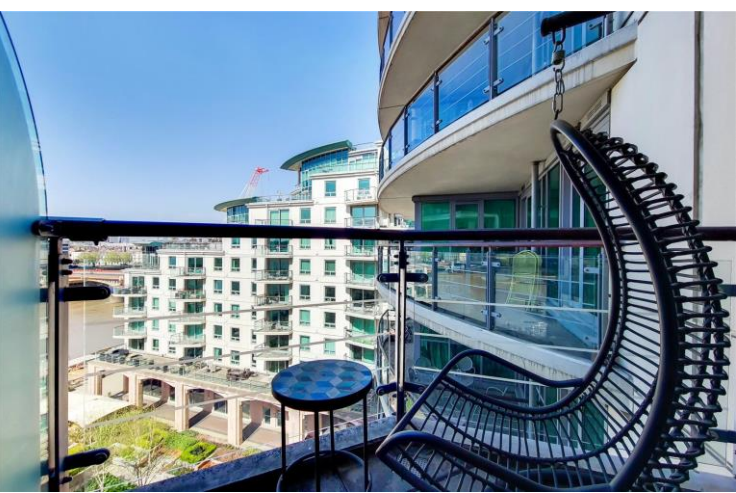




St. George Wharf
London, SW8

CHESTERTONS





Nestled within the coveted Riverside development, this exquisite two-bedroom, two-bathroom apartment epitomizes luxurious living. Boasting not one, but two en-suite bathrooms, as well as an additional WC from the lounge, convenience and comfort are seamlessly integrated into every corner. The expansive reception area welcomes you with open arms, offering a spacious haven for relaxation and entertainment. Step outside onto your private balcony and indulge in breath-taking vistas of the majestic River Thames, where the tranquil flow of water dances beneath the shimmering sunlight, painting a picture-perfect backdrop for your everyday life.

Situated near the iconic Vauxhall Bridge, this residence offers unparalleled access to some of London's most renowned landmarks. Take a leisurely stroll along the riverbank, basking in the beauty of the Thames, and find yourself within walking distance of Westminster and Knightsbridge. Immerse yourself in the rich history and political significance of Westminster, home to the Houses of Parliament, Big Ben, and Westminster Abbey. Alternatively, explore the upscale boutiques and world-class dining of Knightsbridge, where luxury knows no bounds.

Located in the vibrant neighborhoods of Stockwell and Vauxhall, this residence combines the best of urban living with the serenity of riverside tranquility. Stockwell's eclectic charm and Vauxhall's bustling atmosphere offer

- Direct River Views
- 2 Large Bedrooms
- Over 1300 Square Foot of Living Space
- Three Bathrooms
- Parking available to rent in the development

Asking Price £1,250,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		86
72-80	C	79	
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 974 years 6 months
Service Charge: £7400 Payable 6 Monthly. Includes 24 hour concierge, maintenance of
Ground Rent: £175 Payable 6 Monthly
Local Authority: London Borough Of Lambeth
Council Tax Band: G

Chestertons Battersea Park & Nine Elms Sales

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 London
 SW11 3AU
 batterseapark@chestertons.co.uk
 0203 040 8700
 chestertons.co.uk

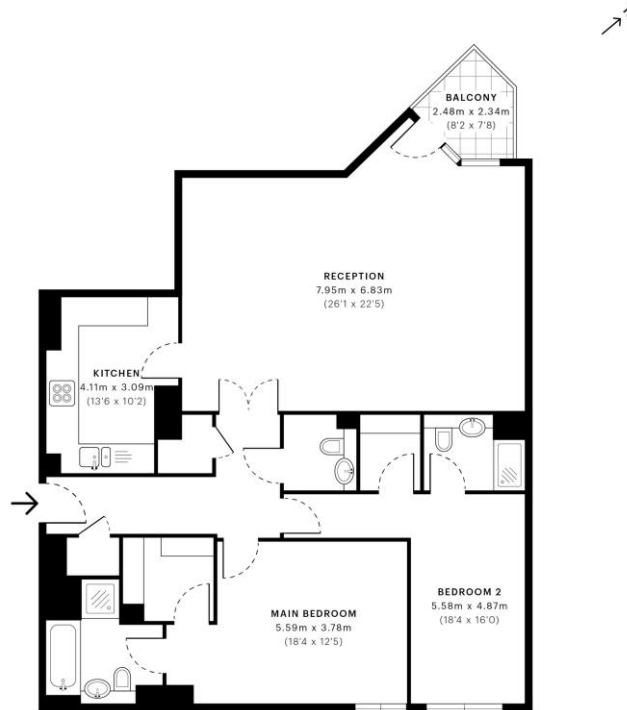


St. George Wharf, SW8

CAPTURE DATE: 22/04/2022 LASER SCAN POINTS: 67,504,849

GROSS INTERNAL AREA

127.36 sqm / 1370.89 sqft



— Seventh Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
127.36 sqm / 1370.89 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wallrooms, restricted head height
121.37 sqm / 1306.42 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.76 sqm / 40.47 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
1.31 sqm / 11.95 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 129.88 sqm / 1398.02 sqft
IPMS 3C RESIDENTIAL 125.80 sqm / 1354.10 sqft
SPEC ID: 624ed53383Dec60d8e9ad661

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