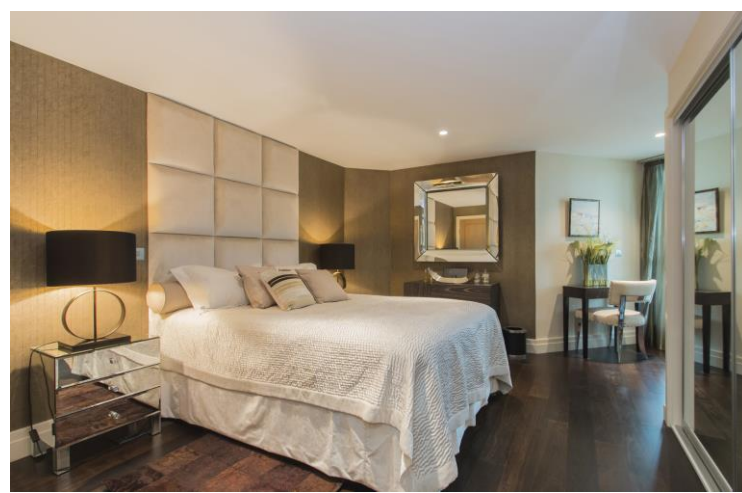




2 St. George Wharf  
London, SW8

CHESTERTONS









This exuberant apartment is furnished to the highest standards of luxury, which extenuates the elegance of this contemporary apartment which truly accommodates 5 star living in one of London's most sought after riverside developments.

The apartment benefits from a beautifully crafted open plan kitchen & reception area and breakfast bar area, a stunning large master bedroom with luxurious en suite bathroom, a second double bedroom that also functions as a home office or a sophisticated guest bedroom, a large high specification guest bathroom and an additional, highly useful utility room and storage area. A sizeable terrace area, that benefits looks over the river Thames, completes this incredible apartment.

St George Wharf offers the perfect balance of cosmopolitan luxury living and convenience, with on site riverside bars and restaurants such as Youngs Riverside Bar & Restaurant and Aqua River Brassiere as well as direct access to Vauxhall Underground Station on the Victoria Line. For additional convenience other on site outlets include Tesco Express, Pret a Manger, Hudsons Dry Cleaners, Lloyds Pharmacy and much more.

This luxury apartment will prove to be the perfect home or high class investment, so please contact us to secure an early viewing.

- Two bedrooms
- Two bathrooms
- Furnished to a luxury standard
- River views
- Concierge
- Close to local amenities

Asking Price £1,000,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold 959 years 3 months

**Service Charge:** £2800

**Ground Rent:** £450

**Local Authority:** London Borough Of Lambeth

**Council Tax Band:** G

*Chestertons Battersea Park & Nine Elms Sales*

59 Battersea Bridge Road

London

SW11 3AU

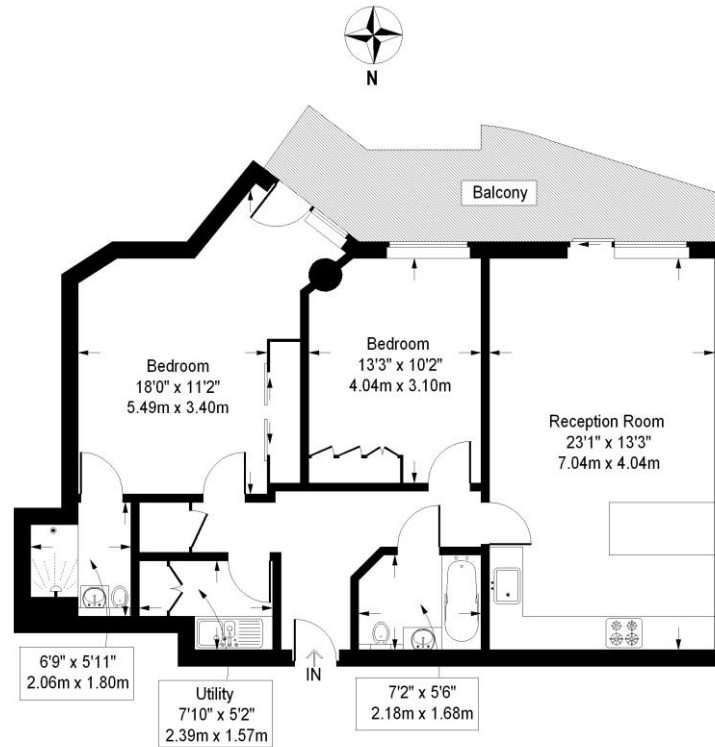
batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

# Kestral Ha

Approximate Gross Internal Area  
83 sq m / 893 sq ft



## Seventh Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID113581)

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