



## 1 St. George Wharf, London

## Offers In Excess Of £950,000

A stunning two bedroom apartment situated in the exclusive The Tower development. This sought after property features floor to ceiling windows with views towards the River Thames. Beautifully furnished throughout, the property boasts two spacious double bedrooms, a luxurious en-suite and an open plan kitchen and living space with floor to ceiling windows to allow for the abundance of natural light.

Residents can enjoy a health suite with swimming pool, sauna and spa, a private cinema room and 24hr concierge. Conveniently located, the apartment affords easy access into the City via Nine Elms and Battersea Power Station undergrounds, alongside Vauxhall underground and national rail a short walk away.

The property also includes parking in the secure underground carpark.

Approx. 973 years remaining on lease  
Ground rent amount: Ask Agent  
Ground rent review period: TBC  
Service charge amount: approx. : Ask Agent  
Service charge review period: N/A  
Council tax band: H (Lambeth Council)

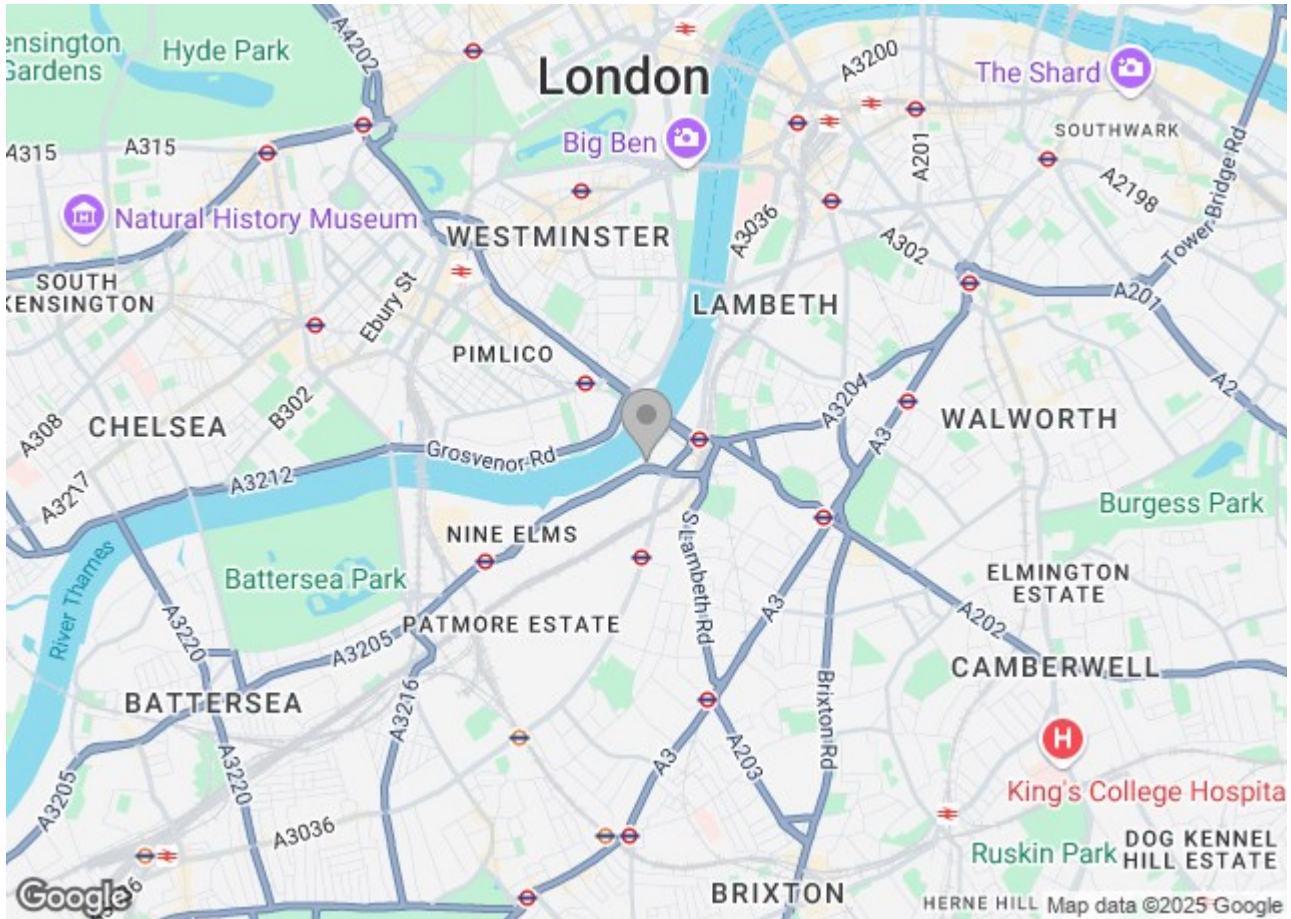
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: ADSL | Lift Access | Parking Included | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Lambeth Council Website, Planning & Building Control

# 1 St. George Wharf London



- Two double bedrooms
- Two bathrooms (one en suite)
- 24 Hour concierge
- Swimming pool
- Secure gated parking







The Tower,  
St. Georges Wharf, SW8 2DU  
Approximate Gross Internal Area  
106.39 sq m / 1,145 sq ft

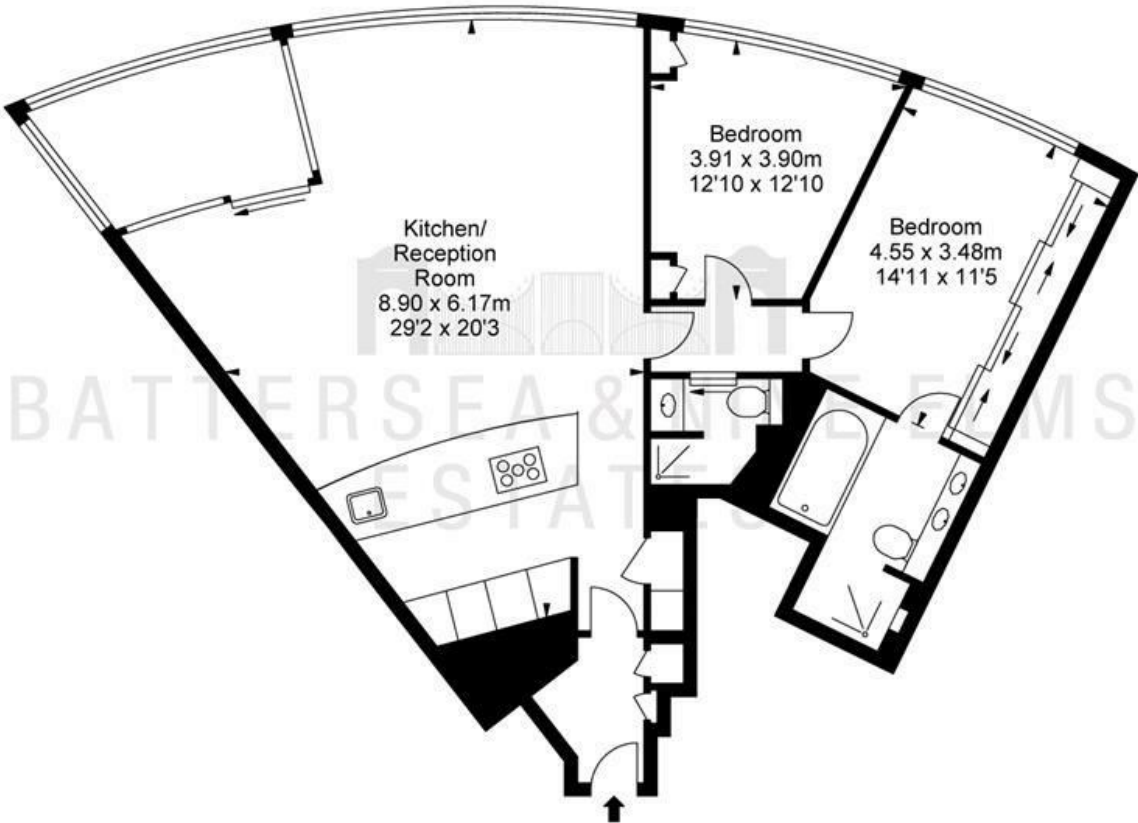


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	