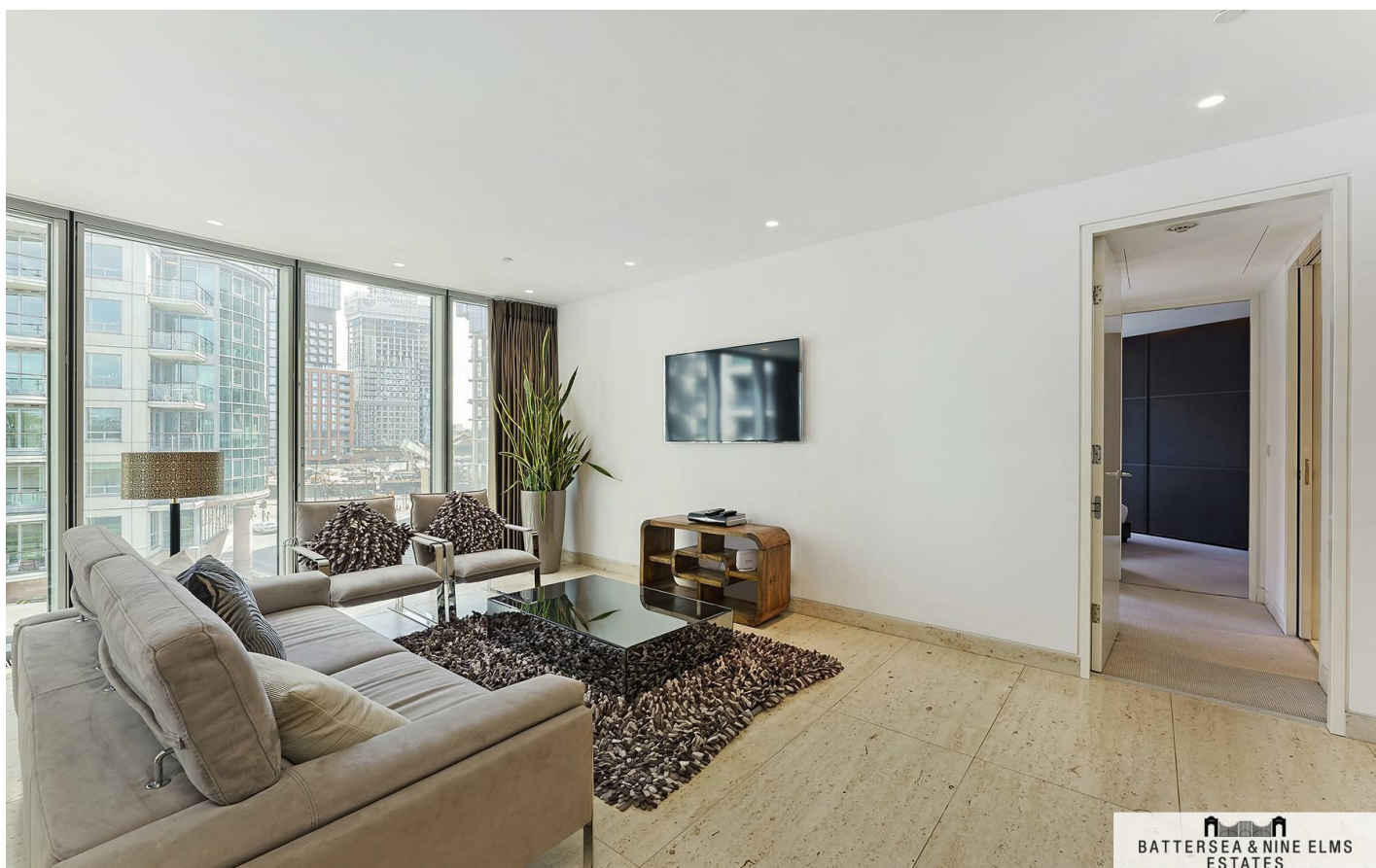


The Tower, St George Wharf

Offers In Excess Of £850,000

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)

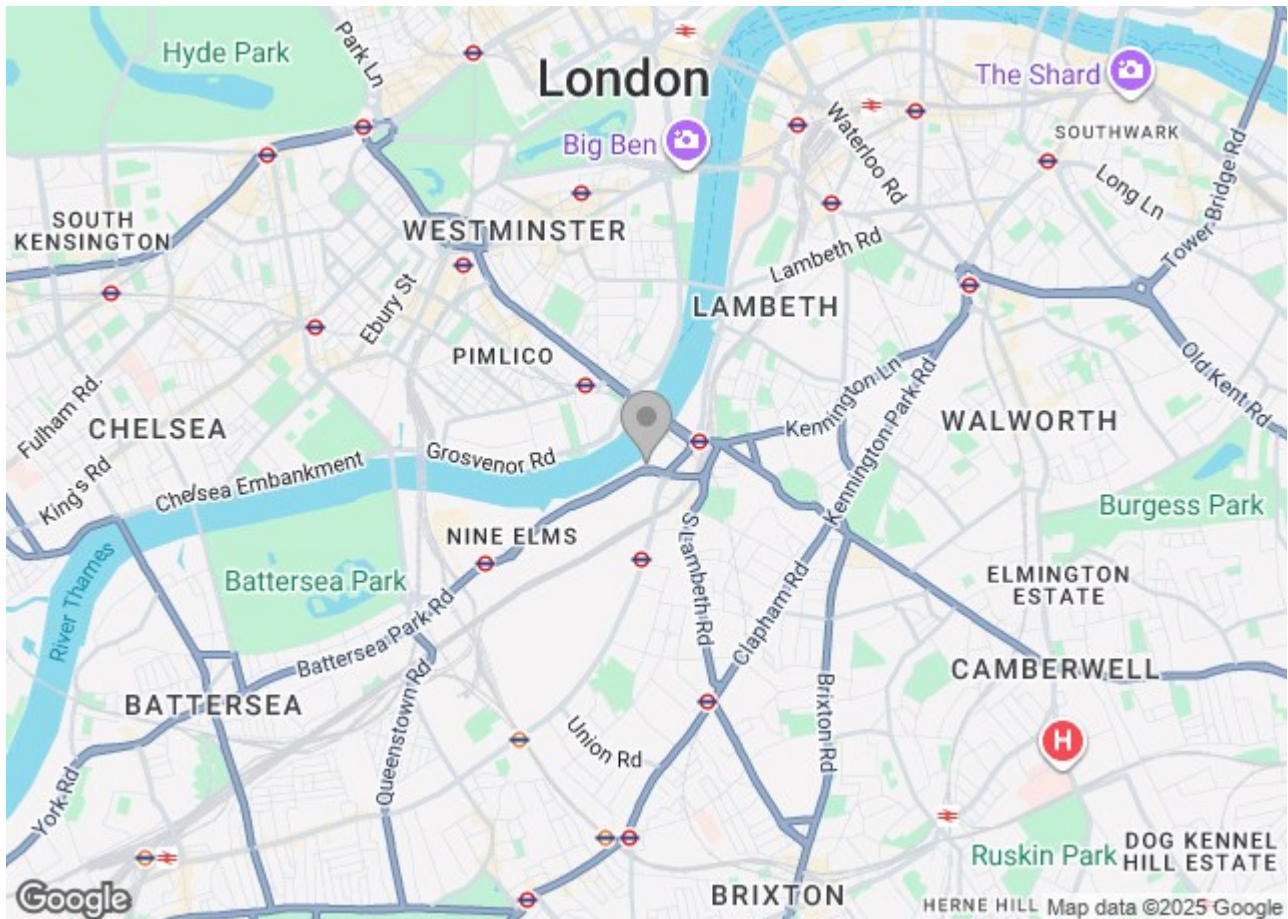
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: ADSL | Lift Access | Parking Included | Cladding: EWS1 Certificate available

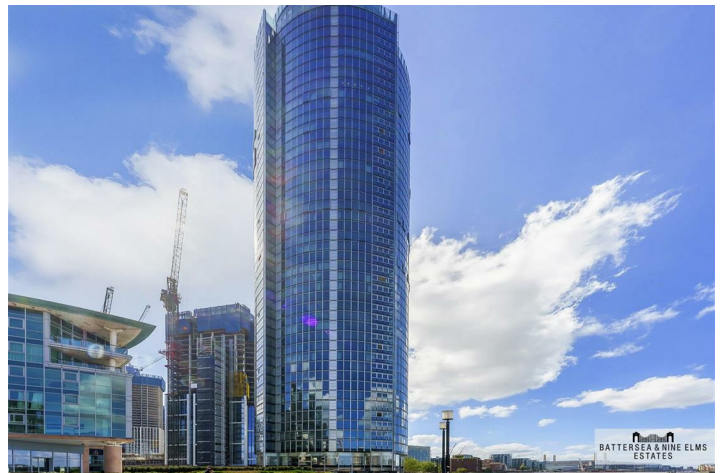
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Lambeth Council Website, Planning & Building Control

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

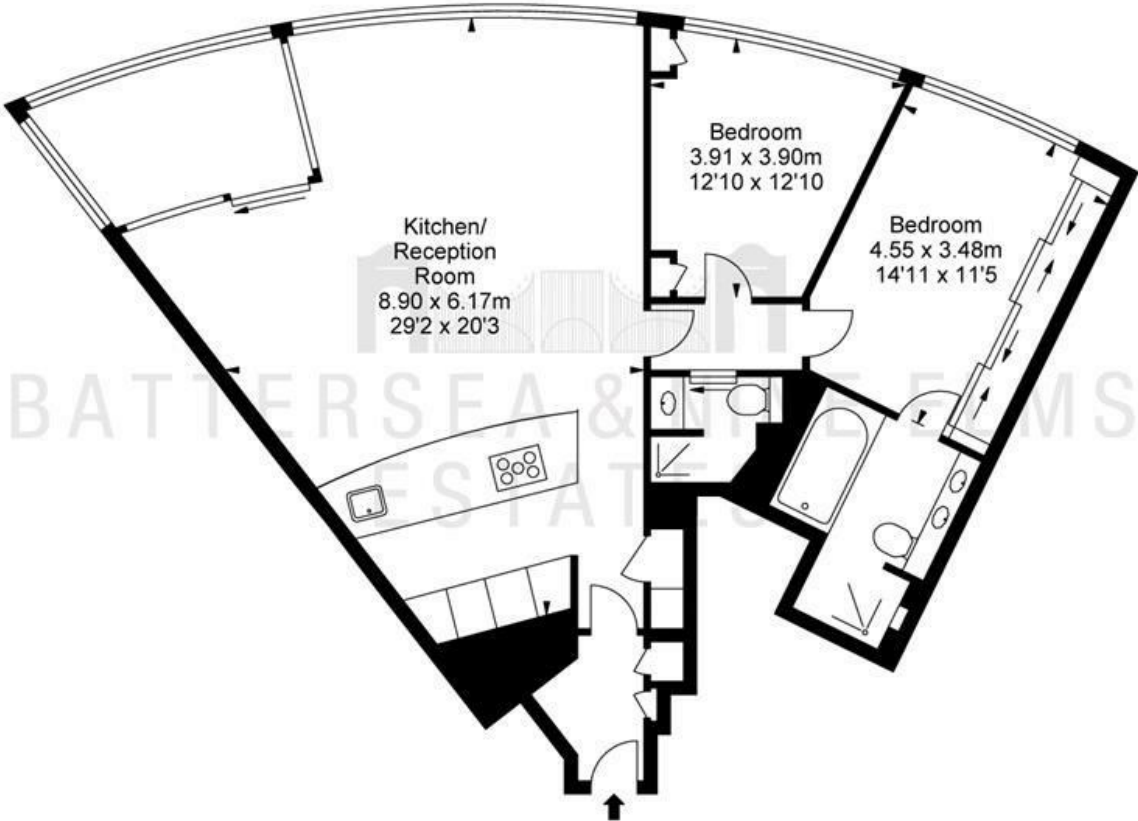


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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