

TO LET



Galleon House, St Georges Wharf, SW8

£3,000.00 PCM

 **2**

 **2**

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Property Description

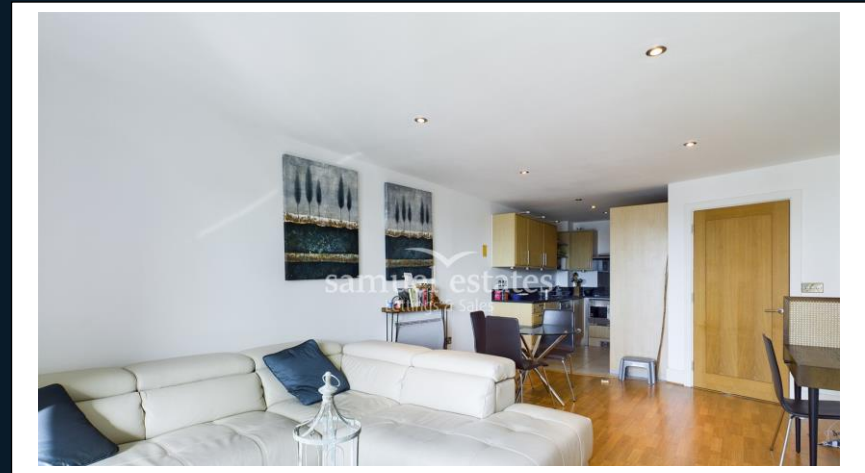
A truly stunning two double bedroom, two-bathroom apartment situated within the highly desirable and popular St Georges Wharf, SW8. The property benefits from a bright and spacious reception room with access onto a private balcony with amazing views over the River Thames and City, an open plan fully integrated Kitchen, two double bedrooms, two modern and stylish bathrooms, and a second private balcony being shared by both bedrooms.

The property benefits from floor to ceiling windows in each room which allow in plenty of natural light throughout, hardwood flooring throughout the property, plenty of storage cupboards, concierge service and lift access in communal areas.

Excellent transport links are literally on your doorstep with Vauxhall Underground Station (Victoria Line) being located right next to the development allowing you easy access to Central and West End as well as links to all other reaching mainline stations.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

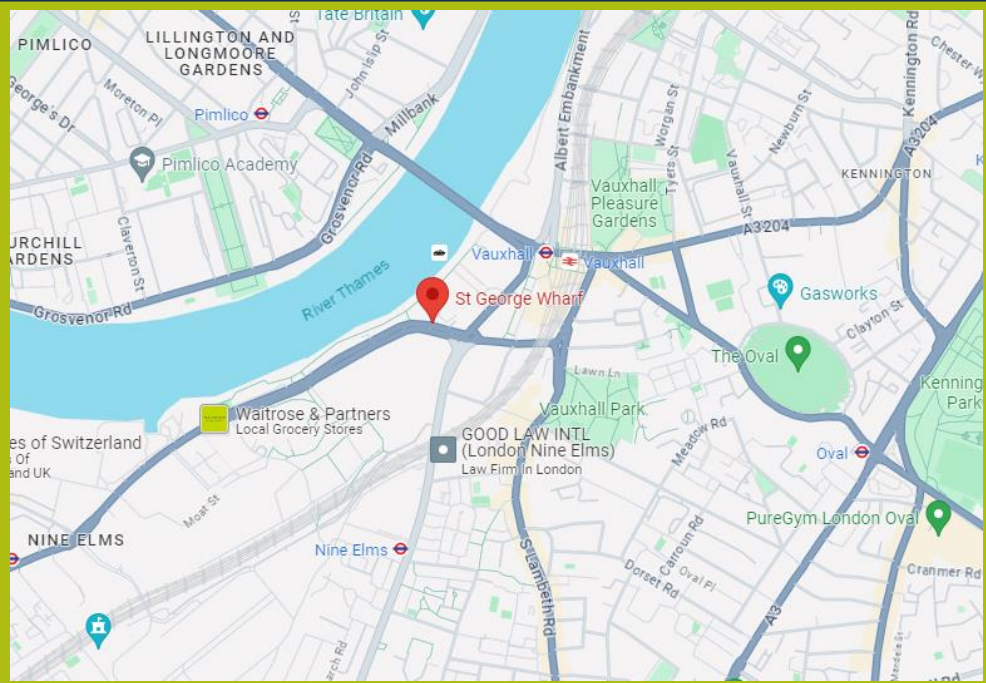
Date Available – 05/08/2023

Holding deposit amount – £692

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – E

Local Authority – Lambeth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage

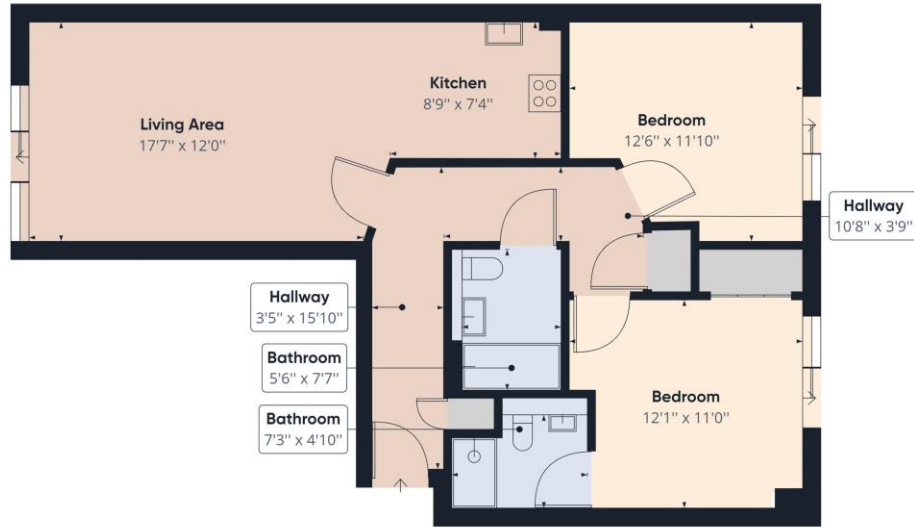


Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



449 Galleon House
St George Wharf

Approximate total area⁽¹⁾
780.94 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Balham

45 Bedford Hill,
London, SW12 9EY
📞 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
📞 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
📞 020 8679 9889

