



St. George Wharf

SW8

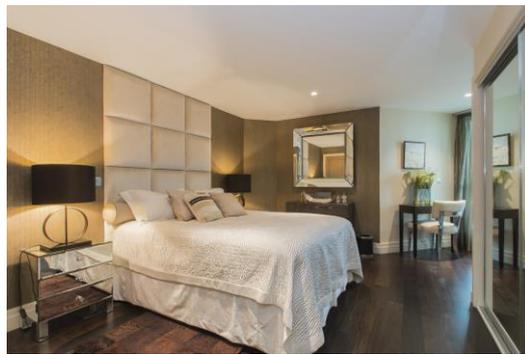
Asking Price £1,100,000

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.



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



Tenure: Leasehold 959 years 7 months
Service Charge: £2800
Ground Rent: £450
Local Authority: London Borough Of Lambeth
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

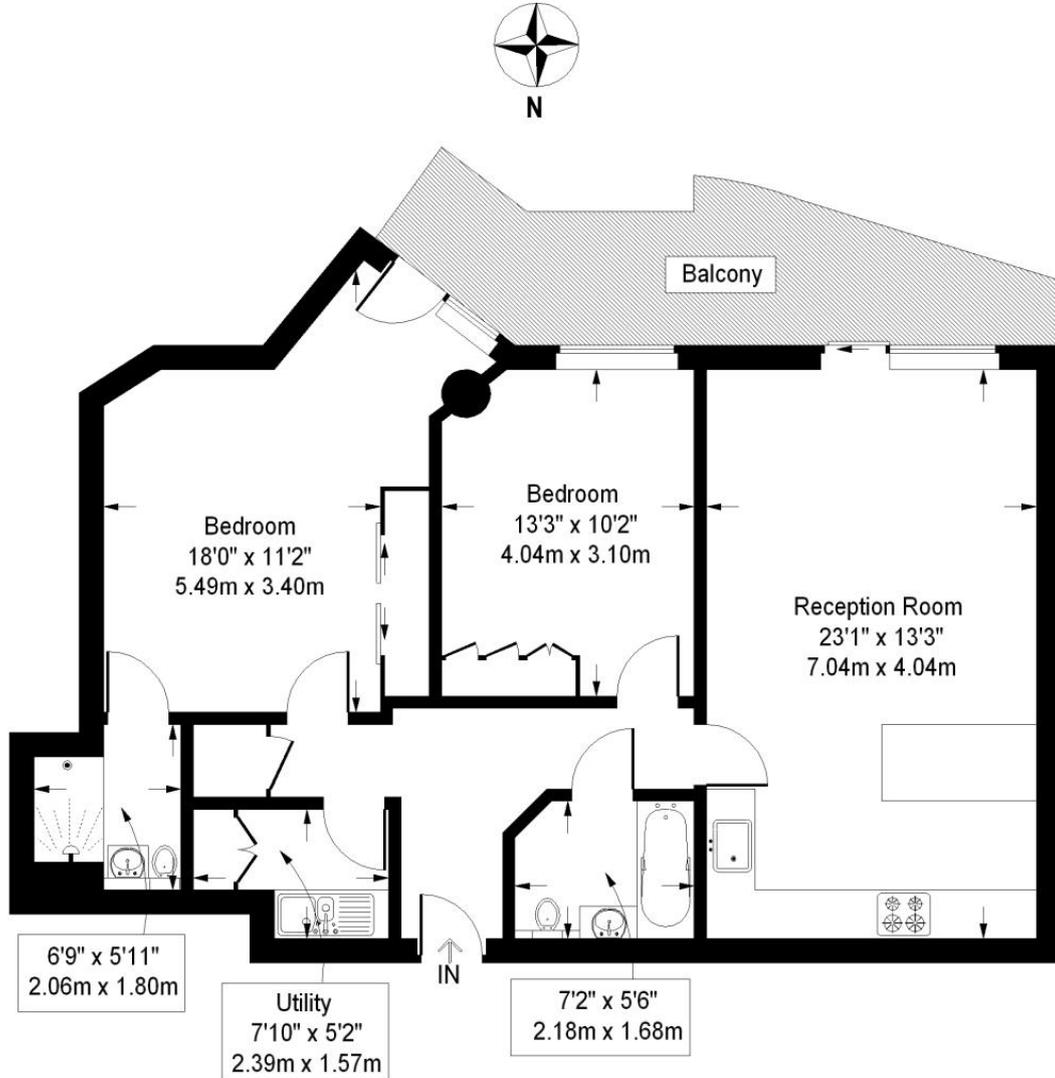
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Kestral Ha

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)