



FLAT 568, HAMILTON HOUSE
LONDON, SW8

GRANT J BATES
— PROPERTY —



A triplex penthouse apartment with views over the Thames

GJB

Flat 568, Hamilton House, 6 St. George Wharf, London, SW8

Freehold

- Triplex Penthouse
- 3 Terraces
- 4 Bedrooms
- 4 Bathrooms
- 2 Principal Suites
- Over 4,000 sq ft
- Underground Parking
- Newly Renovated
- Fabulous Views
- Chain Free Sale

Description

A four bed, four bath, newly renovated penthouse apartment, positioned across the top three, seventeenth, eighteenth, and nineteenth, floors of this stand out building, and totalling over 4,000 sq ft. Offering water views, sleek interiors, and an ideal location.

A lift takes you directly into your apartment where you are greeted by a marble entrance hallway with a sweeping spiral staircase to the upper floors, double height, and floor to ceiling glass windows leading out one of three terraces and provide London skyline and west facing water views over the Thames.

Grant J Bates

Director

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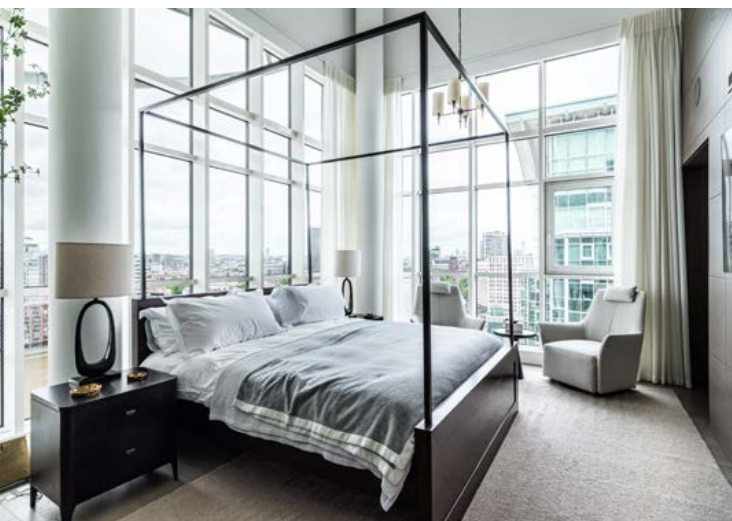
On the south side of the apartment, we find the dining and kitchen space, open plan yet defined. The flooring here is wide plank by Garofoli with underfloor heating, this method of heating continues through the apartment, and the entire unit is air conditioned. The kitchen features marble tops, clean lines, soft close units, high end appliances, and breakfast bar. All of the marble, panelling, doors, and flooring throughout this home was sourced in Italy with the marble book matched. From this delightful dining space we have two access points to the terrace, again with fantastic views.

The north side of the apartment provides a comfort focused living space with furniture by Gallotti & Radice, available to purchase with the property. The reception spans the length of the apartment and reaches 40ft, again provides dual access to another terrace, boasts floor to ceiling glass, and a fireplace. Heading upstairs there are four bedrooms and four bathrooms, all suites, with the eighteenth floor reserved for two principal options. The first provides enhanced ceiling height, a bespoke oak walk in wardrobe, and en-suite marble bathroom with steam shower, freestanding tub, backlit vanity units, and double sinks.

A utility room completes this floor. All other bedrooms are finished in the same vein with three of the four featuring walk in wardrobes.







Final points of note include Sonos speakers throughout, the latest heating and lighting controls which can be programmed from your phone, underground parking, and a long leasehold. The apartment is for sale chain free.

Situation

Sat on the water between Vauxhall, Oval, and Nine Elms, the location is superb for travel around the capital. Across the river takes you to Pimlico and towards the Southbank and Westminster, cultural highlights to include the Tate. Staying this side of the river, Kennington Park, the Oval, and Battersea Power Station are all local. Schooling options, both state and public, are plentiful, while there are ample amenities within the development and immediately outside.

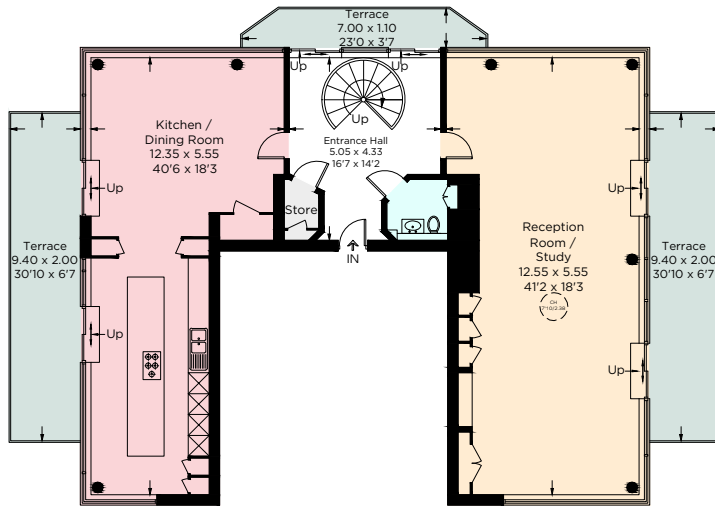
Additional Information

Local Authority: Lambeth
Council Tax Band: H
EPC Rating: C

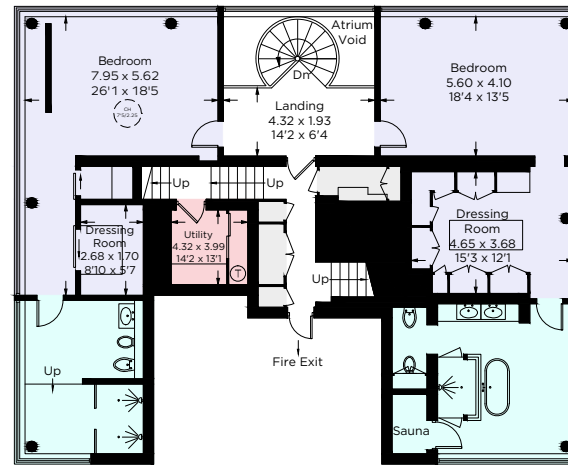


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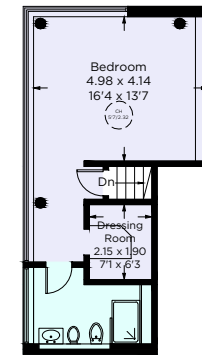




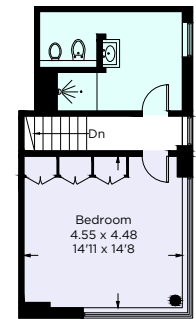
Eighteenth Floor



Nineteenth Floor



Twentieth Floor



Flat 568, Hamilton House

Approximate Gross Internal Area = 376.8 sq m / 4056 sq ft (excluding atrium void),

Approximate Gross External Area = 44.5 sq m / 479 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fixings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.