



St. George Wharf
London, SW8

CHESTERTONS





Located in Vauxhall, Zone 1, on the 34th floor of this much sought after development, "The Tower". Offering three double bedrooms, with two bathrooms (one en-suite) and a WC. This apartment has the original developer 'platinum' specification which creates a more premium finish. The floor to ceiling windows throughout provides an abundance of natural light and a sense of space. The open plan reception/kitchen has commanding views of the London skyline and the river Thames. There is also a fitted TV storage area, winter balcony, comfort cooling and mood lighting. The master bedroom benefits from a spacious walk-in wardrobe, London skyline views and a spectacular en-suite bathroom.

Residents get the convenience of valet parking and a host of on-site leisure facilities, including a gym, a swimming pool and a cinema room.

The apartment has underground parking for two cars.

- 34th Floor
- 3 Double Bedrooms
- 2 Bathrooms
- Immaculate condition throughout
- Finished in the original developer 'Platinum' specification

Asking Price £2,950,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
55-62	E		
48-54	F		
35-47	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Leasehold 973 years 6 months

Service Charge: £29,007.22 pa, Plus £4,903.42 pa Reserve Fund contribution

Ground Rent: £750 pa

Local Authority: London Borough Of Lambeth

Council Tax Band: H

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**The Tower,
One St. George's Wharf, SW8**
Approx. Gross Internal Area 1969 Sq Ft - 182.90 Sq M
(Including Sky Garden)



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