



**BATTERSEA & NINE ELMS
ESTATES**

Call our Sales Team on
+44 (0)207 720 6089



**BATTERSEA & NINE ELMS
ESTATES**



The Tower, St George Wharf

Asking Price £1,350,000

Located in The Tower, an ultra exclusive residential development in SW8, this modern apartment offers a splendid blend of comfort and style. Spanning an impressive 1,181 square feet, the property features two well-appointed bedrooms, making it ideal for professionals or small families seeking a contemporary living space in the heart of the city.

Upon entering, you are greeted by a spacious reception room. The layout is thoughtfully designed, allowing for an abundance of natural light to flow throughout the apartment, creating a warm and inviting atmosphere.

The two bathrooms are tastefully finished with modern fixtures and fittings enhance the overall appeal of the property, ensuring a comfortable living experience with spectacular river views. Show home condition, which has been refurbished by the current owner. South facing with stunning sunset views and one underground secure parking space.

Additionally, this apartment comes with the added benefit of parking for one vehicle, a rare find in such a bustling area. St. George Wharf is known for its excellent transport links, with easy access to central London and beyond, making it a prime location for those who commute.

Approximately 973 years remaining on lease
Ground rent amount: Ask agent
Ground rent review period: Ask agent
Service charge amount: approx. Ask agent
Service charge review period: N/A
Council tax band: Lambeth H
EWS1 available

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & comfort cooling – Communal | Internet: Fttip | Lift access

St. George Wharf London



2



2

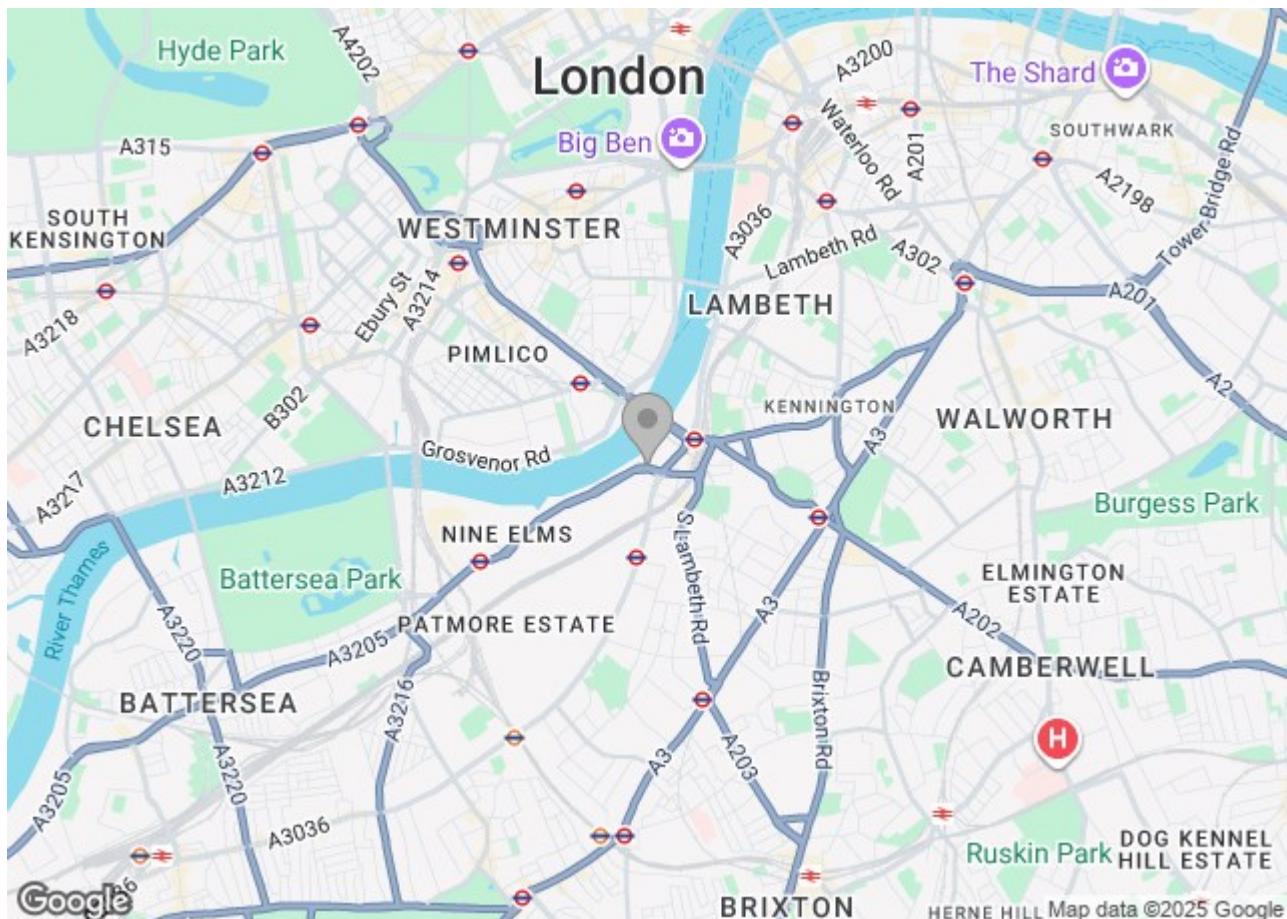


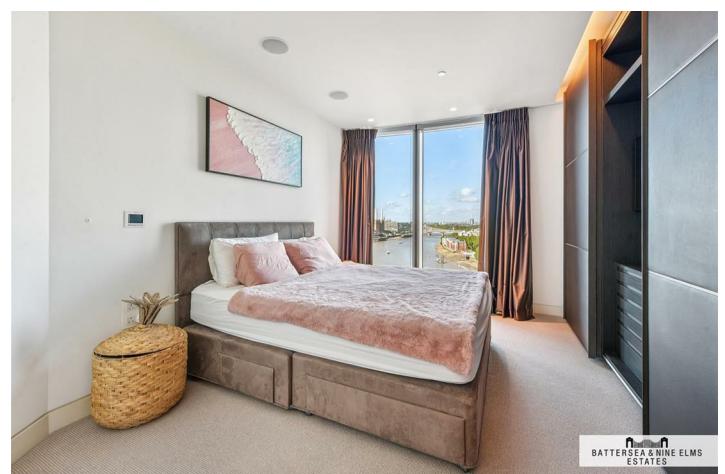
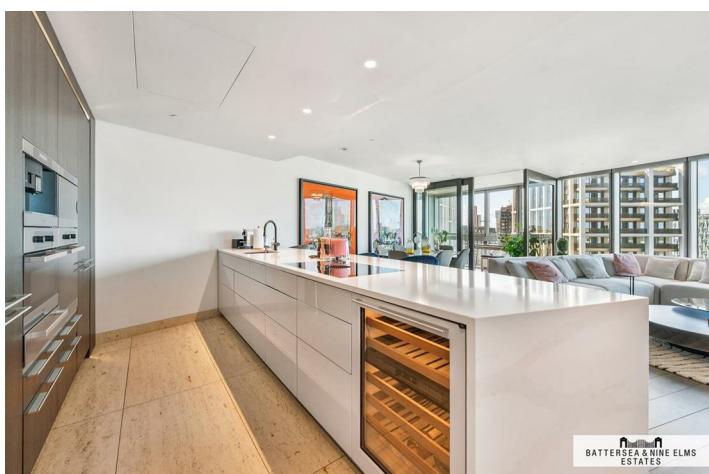
1



B

- 24 hour concierge
- two bathrooms (one ensuite)
- Underground secure parking space
- Residents Gymnasium & pool
- Spectacular river views
- Two bedrooms
- South facing

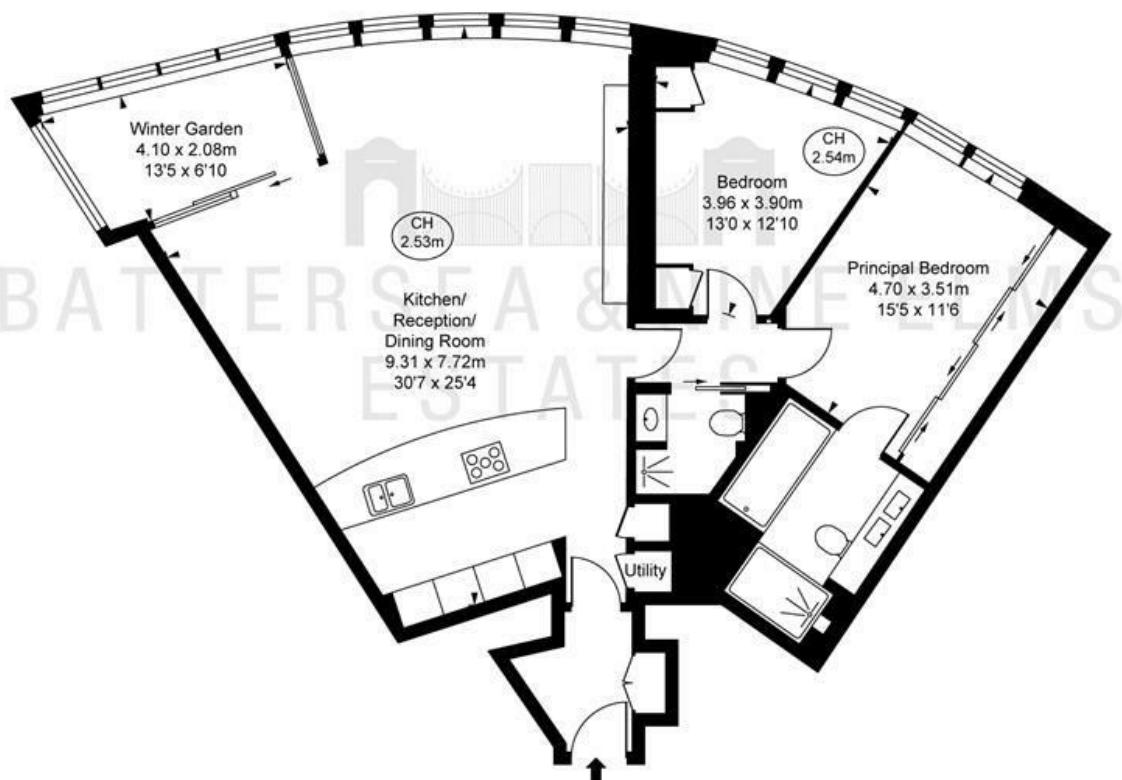




Floor Plan

St. George Wharf, SW8
Approximate Gross Internal Area
109.73 sq m / 1,181 sq ft

(Including Winter Garden
7.45 sq m / 80 sq ft)
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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