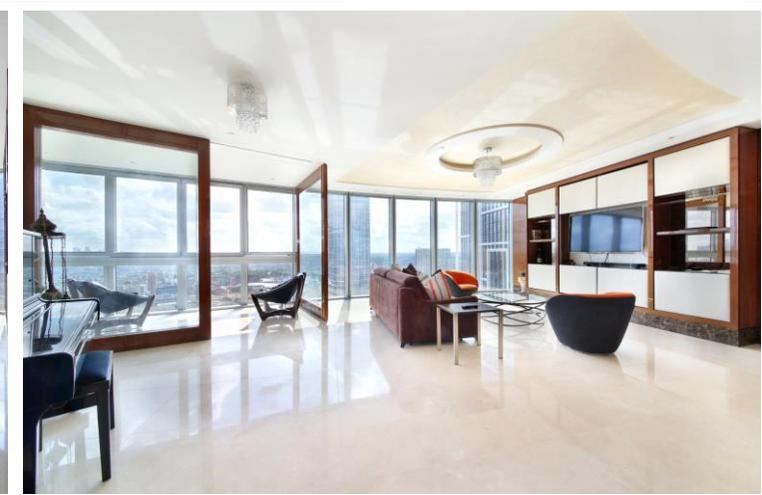




The Tower
1 St. George Wharf, SW8

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

Offers in excess of
£2,750,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
		82	83

Tenure: Leasehold 972 years 9 months

Service Charge: £29,007.22 Per Annum Plus £4,903.42 Per Annum Reserve Fund

Ground Rent: £750 Per Annum

Local Authority: London Borough Of Lambeth

Council Tax Band: H

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Richmond

Surrey

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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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