



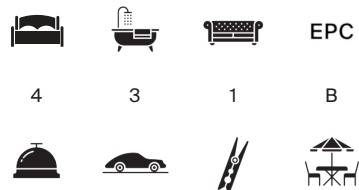
# KESTREL HOUSE,

Vauxhall SW8



# A BRIGHT AND WELCOMING APARTMENT

Positioned on a high floor within the popular St Georges Wharf development, this beautifully presented apartment offers an exceptional combination of space, light, and far-reaching views, making it an ideal home.



Local Authority: London Borough of Lambeth

Council Tax band: H

Furniture: Unfurnished

Minimum length of tenancy: 12 months

Deposit amount: £14,538.46

Available date: Now

**Guide price: £10,500 per calendar month**



This impressive space is flooded with natural light thanks to extensive glazing, creating a bright and airy atmosphere throughout the day. The layout easily accommodates both relaxed living and entertaining, while direct access to a generous wraparound balcony provides a seamless connection between indoor and outdoor living. Elevated above the surrounding area, the balcony offers a wonderful setting for outdoor dining, entertaining guests, or simply unwinding while taking in the outlook.

The kitchen is thoughtfully designed and well equipped with modern appliances, ample storage, and sleek cabinetry. Its open connection to the dining area makes it both practical and sociable. A separate utility room sits neatly off the kitchen, offering additional storage and discreet space for laundry, further enhancing the apartment's functionality.







The accommodation is equally impressive, comprising three well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom and built-in storage, creating a calm and private retreat. The remaining bedrooms are versatile and ideal for use as guest rooms, family bedrooms, or a dedicated home office, and are served by a stylish family bathroom finished to a high standard.

This is an exceptional home that combines modern apartment living with a real sense of space, privacy, and lifestyle appeal.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



Residents of Kestrel House enjoy a well-maintained building with a secure and welcoming environment, while the surrounding area offers excellent access to local amenities, transport connections, and green spaces. The apartment's elevated position, generous layout, and high-quality finish make it a rare and highly desirable rental opportunity.

Found in one of the riverside's best-recognised developments, St George Wharf features views up and down the river from the London Eye to Battersea Power Station and beyond.

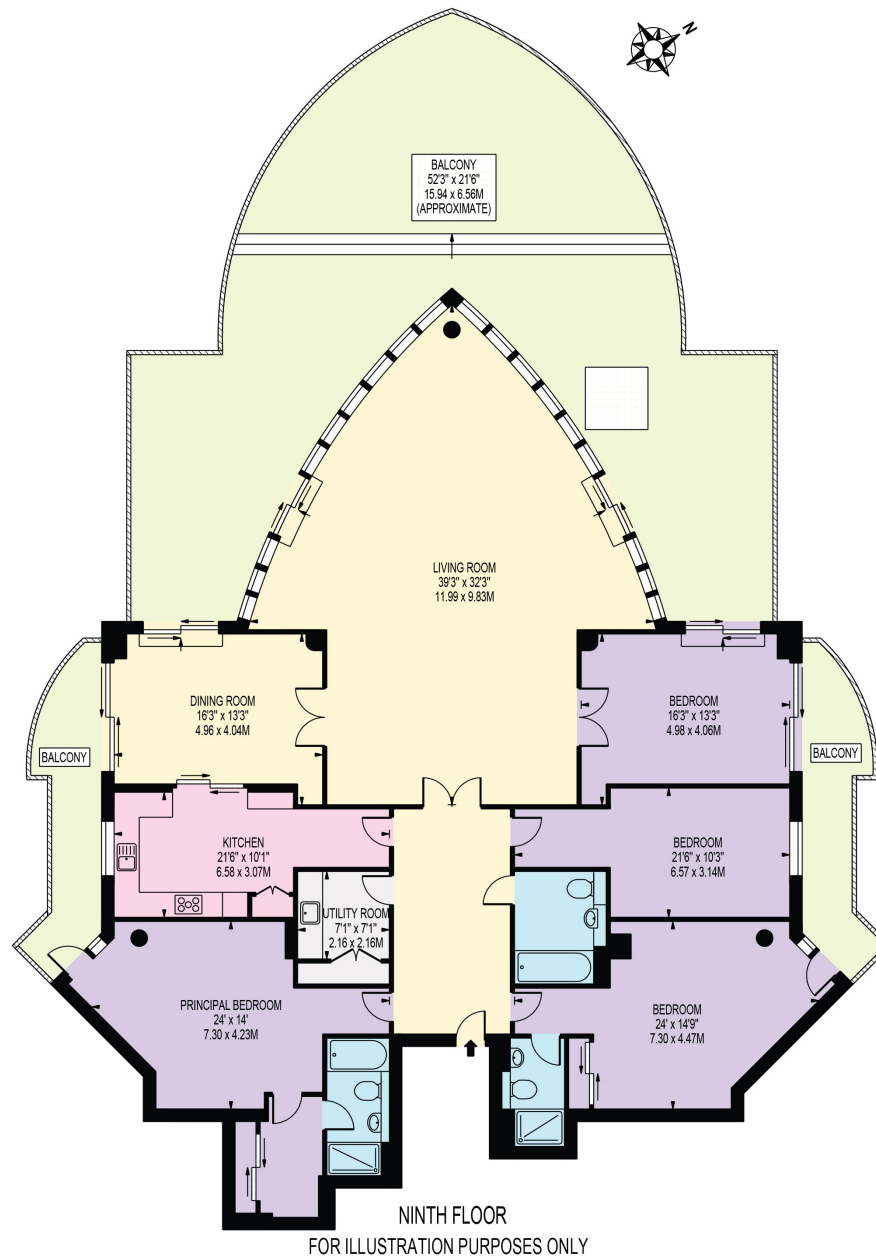
The location just by Vauxhall rail and underground station (zone 1, Victoria line) is ideal for local and national links. Oxford Circus is only 8 minutes away by train.

One parking space is also available under separate negotiation.









NINTH FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

Approximate Gross Internal Area = 2528 sq m / 234.84 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

**Julia Slack**

020 3866 2925

julia.slack@knightfrank.com

**Knight Frank Battersea & Riverside**

Unit C1 Vista, 346 Queenstown Road,  
London, SW11 8BY

Your partners in property

[knightfrank.co.uk](https://www.knightfrank.co.uk)

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.