



Jellicoe House, St. George Wharf, Vauxhall, SW8

Asking Price: £600,000

 Benham
& Reeves

Jellicoe House, St. George Wharf, Vauxhall, SW8

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A fantastic one bedroom, river facing flat set in St George Wharf. Spanning an approximate 552 square feet, the living room is spacious with wood effect flooring and direct access to a private balcony with spectacular river views. The open-plan kitchen is tucked away and includes integrated appliances. There is a double bedroom with built-in wardrobes which also has access to the balcony. Additionally, there is a fully tiled bathroom and a storage cupboard.

St George Wharf is a prestigious riverside development by Berkeley Homes. The development has a range of amenities such as 24-hour concierge, landscaped courtyard gardens, bars and restaurants/coffee shops.

Residents enjoy the benefit of being in close proximity to transport link with Vauxhall underground being moments away. There is also a River taxi offering convenient access to the Victoria Line and national rail links to Waterloo and the South West making the whole of London accessible in minutes.





Property Features:

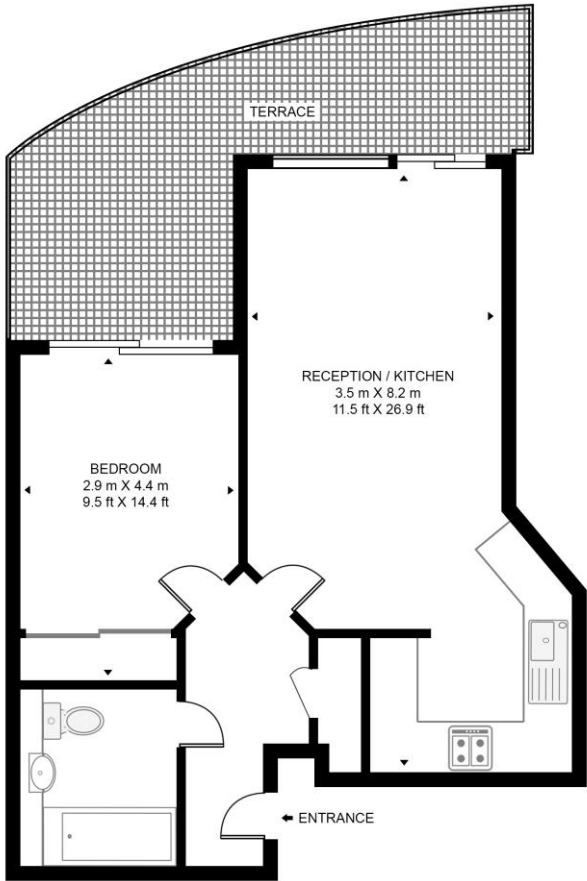
- One Bedroom
- One Bathroom
- 552 Square Feet (Approx.)
- Balcony
- Landscaped Courtyard Gardens
- 24-Hour Concierge
- Range of Local Shops Close By
- Vauxhall Underground Station (0.4 Miles) - Victoria Line




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JELlicoe HOUSE, ST GEORGE WHARF
 APPROXIMATE GROSS INTERNAL FLOOR AREA 552 SQ.FT (51.3 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

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Asking Price:	£600,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£175.00 (per annum) for th year 2025
Service Charge:	£4,641.46 (per annum) for the year 2025
Anticipated Rent:	£2,200.00 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

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