



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 beautiful one bedroom riverside apartment in the prestigious St George Wharf development. Spanning approximately 552 square feet, this bright and spacious home features a stylish living area with wood-effect flooring and direct access to a private balcony with breathtaking river views. The open-plan kitchen is discreetly positioned and comes fully fitted with integrated appliances. The generous double bedroom includes built-in wardrobes and also opens onto the balcony. A modern, fully tiled bathroom and a handy storage cupboard complete the property.

St George Wharf, a renowned development by Berkeley Homes, offers exceptional amenities such as a 24-hour concierge, landscaped courtyard gardens, and an array of bars, restaurants, and cafés.

Ideally located, the development provides excellent transport links, with Vauxhall Underground station just moments away, offering quick access to the Victoria Line and national rail services to Waterloo and the South West. A nearby River Taxi also provides a scenic and convenient alternative for commuting across London.





Property Features:

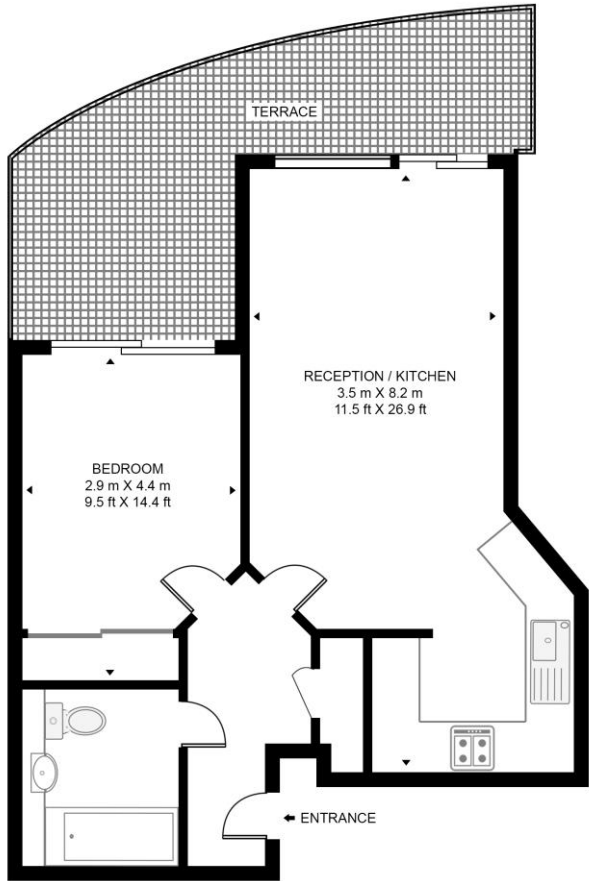
- One Bedroom
- One Bathroom
- 552 Square Feet (Approx.)
- River Facing Balcony
- Landscaped Courtyard Gardens
- 24-Hour Concierge
- Range of Local Shops Close By
- Vauxhall Underground Station (0.4 Miles) - Victoria Line



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



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	79	
(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:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£600,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 973 Years Remaining
Ground Rent:	£357.00 (per annum) for the year 2024
Service Charge:	£4,691.46 (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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