



# Flagstaff House, St George Wharf, Vauxhall, SW8

Asking Price: £720,000

 Benham  
& Reeves

# Flagstaff House, St George Wharf, Vauxhall, SW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Spanning an approximate 725 square feet is this wonderfully presented two bedroom, two bathroom flat set on the ninth floor. The living room has plenty of space for dining and includes wood effect flooring and floor to ceiling windows leading onto a south-east facing private balcony. The kitchen includes integrated appliances and tiled flooring. There are two well proportioned bedrooms, the principal bedroom includes built-in wardrobes and a three piece en-suite shower room and air conditioning. Additionally, there is family bathroom and the flat also has plenty of storage throughout.

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:

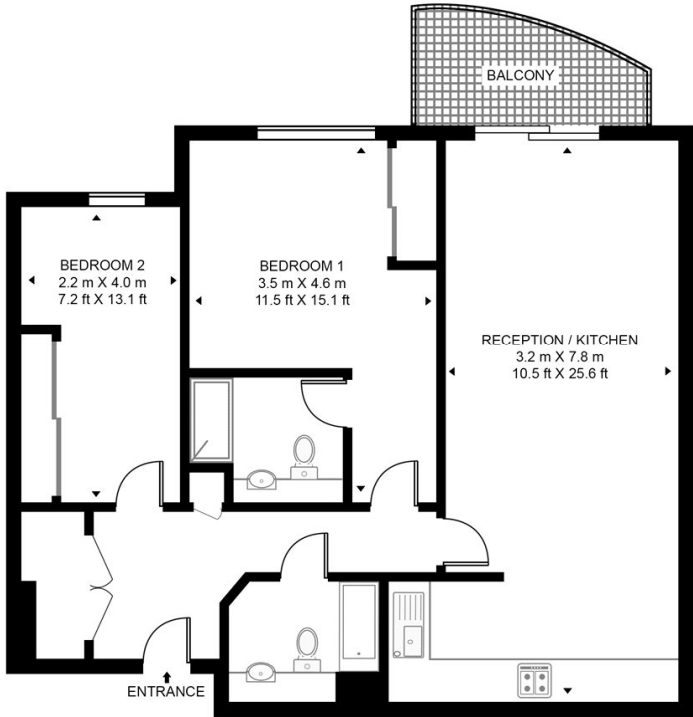
- Two Bedrooms
- Two Bathrooms
- 725 Square Feet (Approx.)
- South-East Facing Balcony
- Landscaped Courtyard Gardens
- 24-Hour Concierge
- Range of Local Shops Close By
- Vauxhall Underground Station (0.4 Miles) - Victoria Line




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**FLAGSTAFF HOUSE, 10 ST GEORGE WHARF**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 725 SQ.FT (67.4 SQ.M)



NINTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

## Terms & Conditions:

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

Asking Price:	£720,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 974 Years Remaining
Ground Rent:	£180.00 (per annum) for the year 2024
Service Charge:	£4,860.00 (per annum) for the year 2024
Anticipated Rent:	£2,850.00 pcm Approx. 4.8 % Yield

## Viewings:

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

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W: [www.benhams.com](http://www.benhams.com)

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