



The Tower, St. George Wharf, St. George, Vauxhall, SW8

Asking Price: £2,250,000



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 3 Bedroom (s)  2 Bathroom (s)  Leasehold

Bright, three-bedroom apartment located in The Tower, St. Georges Wharf. Located on the 16th floor, you are welcomed to the apartment through a bright, marble floored, mirror-walled hallway which flows into the large reception/dining space. As you enter the room, you cannot miss the incredible views that immediately confront you through full height, floor to ceiling windows which take in central London views over the River Thames with its famous landmarks dotting the shoreline. A highly equipped kitchen with timber finishes and marble worktops features an open-plan layout with island/breakfast bar and top of the range Miele appliances including an integrated wine chiller and an espresso machine. 3 Double bedrooms are fully carpeted with ample wardrobe space. The main bathroom and primary bedroom's en-suite benefit from a bespoke finish with sleek marble feature walls, high end sanitary ware and chrome fittings, bathtub (main bathroom) and walk in shower cubicle (en-suite), complete with large heated vanity mirrors and integrated storage and lighting. The apartment is packed with great technical comforts including electronically controlled panel blinds whilst the windows can also open on a tilt basis. A touch screen control panel situated in each room is user friendly and operates the air-cooling system, underfloor heating and the integrated audio system with digital radio, cinema surround sound and instant access to the 24 hour concierge team. The dining area accommodates dining for 6 or 8 and, of course, the glass enclosed winter garden which frames the stunning river views can double up as a study.

Residents at The Tower St George Wharf can enjoy luxury London living at its finest. Welcomed by the buildings' doorman, the professional concierge team are on hand to assist 24/7. The Tower provides exceptional on-site amenities including business lounge, meeting room and residents' cinema. The floor above the apartments is home to a fitness centre with swimming pool, state of the art gym, treatment rooms and superbly decorated spa with in-house beauty therapists.

Centrally located on the southwest banks of the Thames, the location sits within easy reach of the city, West End and central London. Situated close to Vauxhall Tube, with instant access to the Victoria Line.





Property Features:

- Three Bedrooms
- Two Bathrooms
- 1480 Square Feet (Approx.)
- Winter Garden
- 16th Floor
- 24 Hour Concierge
- High Specification
- Riverside Development with Breath-taking Views
- Vauxhall Station (Zone 1)



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

ST GEORGE WHARF, THE TOWER
 TOTAL APPROX. FLOOR AREA 1480 SQ. FT. (137.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 12/10/13
 12/10/13

Terms & Conditions:

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

Asking Price:	£2,250,000
Tenure:	Leasehold Expires 15/02/2999 Approximately 974 Years Remaining
Ground Rent:	£700 (per annum) to June 2024
Service Charge:	£25,278 (per annum) to June 2024
Anticipated Rent:	£6,510 pcm Approx. 3.5 % Yield

Viewings:

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

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