



St. George Wharf, Nine Elms, SW8

Asking Price: £650,000

Benham
& Reeves

St. George Wharf, Nine Elms, SW8

 1 Bedroom  1 Bathroom  Leasehold

With parking

A bright, one bedroom apartment located on the twenty-fourth floor. You enter 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 welcome you through full-height, floor-to-ceiling windows overlooking West London and the River Thames. A highly equipped kitchen with timber finishes and marble worktops features an open-plan layout with top-of-the-range appliances. A double bedroom with ample wardrobe space and marble flooring. The bathroom benefits from a bespoke finish with sleek marble feature walls, high-end sanitary ware and chrome fittings, complete with large heated vanity mirrors and integrated storage and lighting.

Residents will benefit from a private health club with a gym, an infinity swimming pool with views of the river, a sauna and a steam room. The development also features a dedicated 24-hour concierge service, valet parking, boardroom with conference facilities, a business lounge and a private screening room.

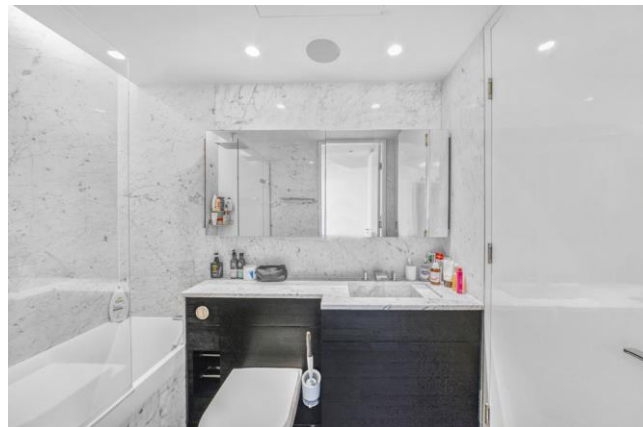
The Tower, One St George Wharf SW8, is located on the east side of Nine Elms and is the pinnacle of the development, St George Wharf. Vauxhall rail and underground station (zone 1, Victoria line) is ideal for local and national links. Oxford Circus is only 8 minutes away by tube.



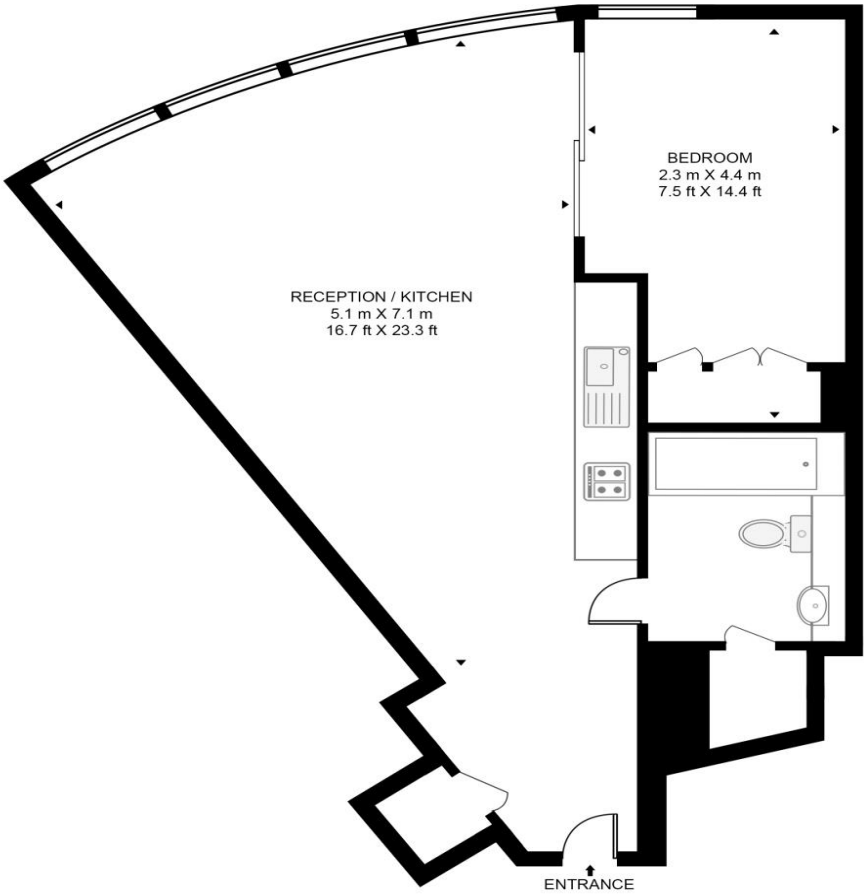


Property Features:

- One Bedroom
- 24th Floor
- 491 Square Feet (Approx.)
- Allocated parking
- 24 Hour Concierge
- Expansive Indoor Swimming Pool and Jacuzzi
- State-of-the-art Gymnasium
- Private Cinema and Residents' Lounge
- Vauxhall Underground Station (Victoria Line, Zone 1)



ST GEORGES WHARF
 APPROXIMATE GROSS INTERNAL FLOOR AREA 491 SQ.FT (45.6 SQ.M)



TWENTY FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:	£650,000
Tenure:	Leasehold Expires 24/12/2998 Approximately 972 Years Remaining
Ground Rent:	£200.00 (per annum) to June 2026
Service Charge:	£8,000.00 (per annum) to June 2026
Anticipated Rent:	£3,300.00 pcm Approx. 6.1% Yield

Viewings:

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

Our reference: NIN260066

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W: www.benhams.com

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