



Kestrel House, St. George Wharf, Vauxhall, SW8

Asking Price: £700,000

Benham
& Reeves

Kestrel House, St. George Wharf, Vauxhall, SW8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautiful two bedroom, two bathroom river-facing apartment in the prestigious St George Wharf development. Spanning approximately 795 square feet, this bright and spacious apartment 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 two double bedrooms offer great space, with the principal bedroom also benefiting from an en-suite bathroom. A main bathroom is located off the hallway, along with ample storage options and a utility cupboard featuring a washer/dryer.

St. George Wharf, a renowned development by Berkeley Homes, offers exceptional amenities, including a 24-hour concierge, landscaped courtyard gardens, and a variety 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:

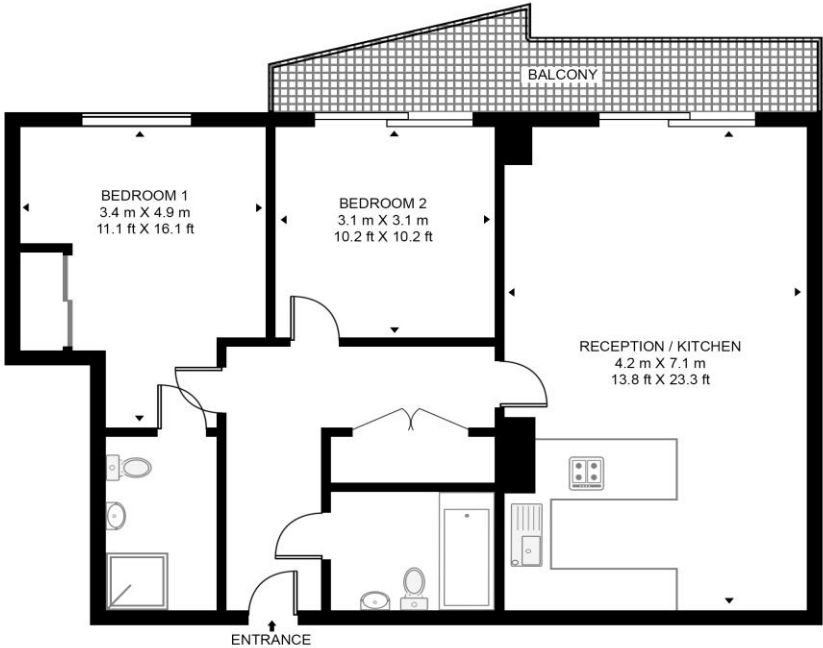
- Two Bedrooms
- Two Bathrooms
- 795 Square Feet (Approx.)
- Balcony
- Sixth Floor
- River Views
- Landscaped Courtyard Gardens
- 24-Hour Concierge
- Range of Local Shops Close By
- Vauxhall Underground Station (0.4 Miles) - Victoria Line



Kestrel House, St. George Wharf, Vauxhall, SW8



KESTREL HOUSE, ST GEORGES WHARF
 APPROXIMATE GROSS INTERNAL FLOOR AREA 795 SQ.FT (73.9 SQ.M)



SIXTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	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.
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

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

Asking Price:	£700,000
Tenure:	Leasehold Expires 05/08/2998 Approximately 972 Years Remaining
Ground Rent:	£900.00 (per annum) For the year 2026
Service Charge:	£4,251.44 (per annum) For the year 2026
Anticipated Rent:	£4,000.00 pcm Approx. 6.9% Yield

Viewings:

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

Our reference: NIN240096

T: 020 3282 3700

E: nineelms.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

