



Hanover House, St. George Wharf, Vauxhall, SW8

Asking Price: £555,000

Benham
& Reeves

Hanover House, St. George Wharf, Vauxhall, SW8

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A well-presented contemporary two-bedroom apartment located on the fifth floor of Hannover House, St George Wharf. The property is an excellent size, measuring approximately 593 square feet, and upon entering the property, you are met by a fantastic feeling of space and light, with a large hallway with plenty of storage space. This high specification apartment comprises a large open-plan reception room with a newly refurbished smartly fitted kitchen with luxury appliances, two bright double bedrooms, a contemporary bathroom, brand new Stratex flooring, and a new Glendhill Pulsacoil 180L ECO SS boiler.

Located on the banks of the Thames, St. George Wharf is a luxury riverside complex by developers St George with on-site amenities including a 24-hour concierge, an on-site gym, as well as a plethora of amenities, bars, and restaurants.

With an unrivalled location just 0.1 miles from Vauxhall underground station (Victoria Line) and National Rail station, for excellent transport links. There is also a River taxi service from St George Wharf Pier with great access to the City and beyond





Property Features:

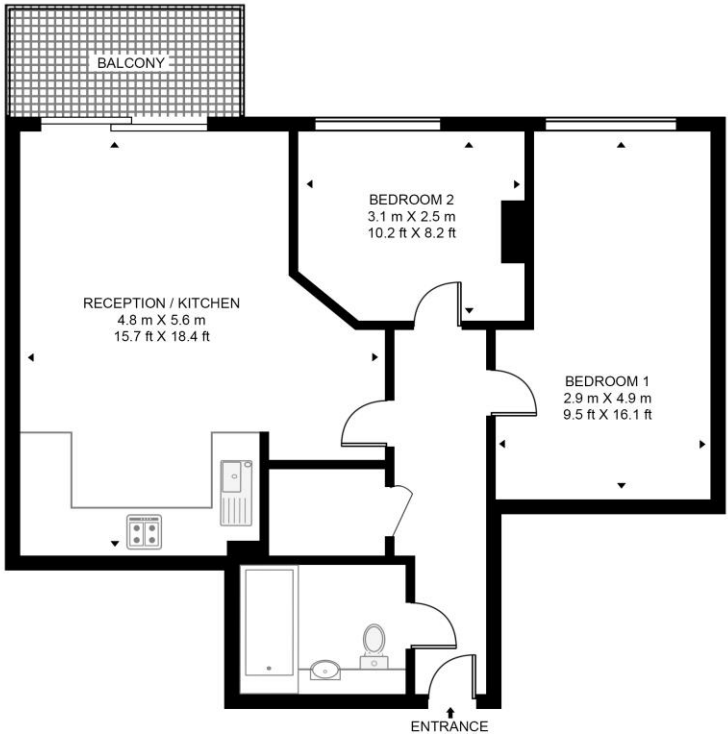
- Two Bedrooms
- One Bathroom
- Fifth Floor
- Newly Refurbished Kitchen
- Stratex Flooring
- 593 Square Feet (Approx.)
- Balcony
- 24 Hour Concierge
- On-Site Gym
- 0.1 miles from Vauxhall Station (Zone 1 & 2)



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HANOVER HOUSE, ST GEORGES WHARF
 APPROXIMATE GROSS INTERNAL FLOOR AREA 593 SQ.FT (55.1 SQ.M)



FIFTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 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:	£555,000
Tenure:	Leasehold Expires 03/05/2195 Approximately 169 Years Remaining
Ground Rent:	Nil
Service Charge:	£4,200.00 (per annum) to 2026
Anticipated Rent:	£3,000.00 pcm Approx. 6.5% Yield

Viewings:

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

Our reference: NIN250031

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W: www.benhams.com

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