

The Tower, St. George Wharf, Vauxhall, SW8

Asking Price: £1,600,000

Benham & Reeves

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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. Three 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 six or eight and, 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, large bus terminus and also mainline rail services in between both Waterloo and Clapham Junction. St George Wharf also has its own Thames Clipper River stop providing a more genteel way of commuting into the West End or down to the Docklands.

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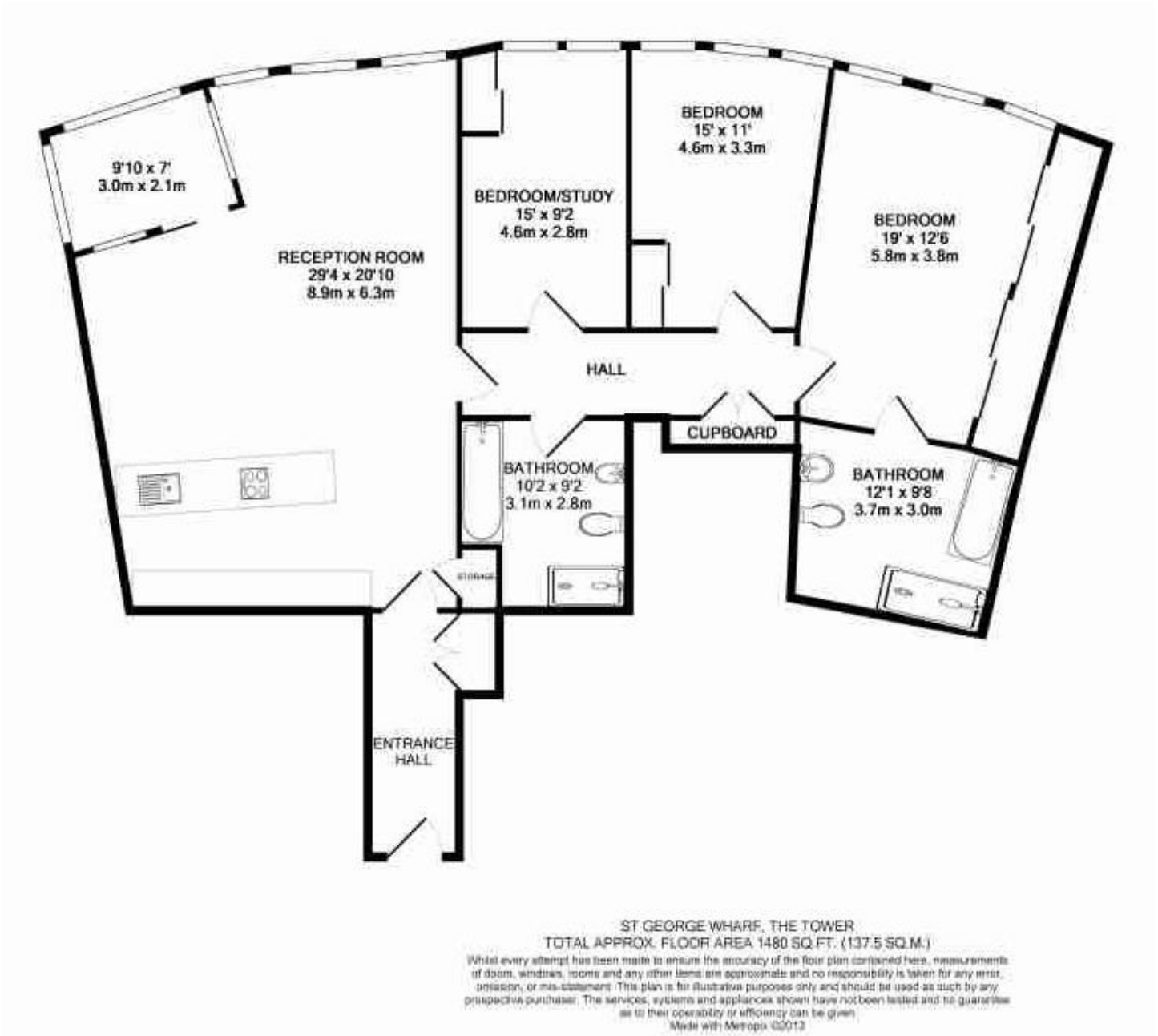


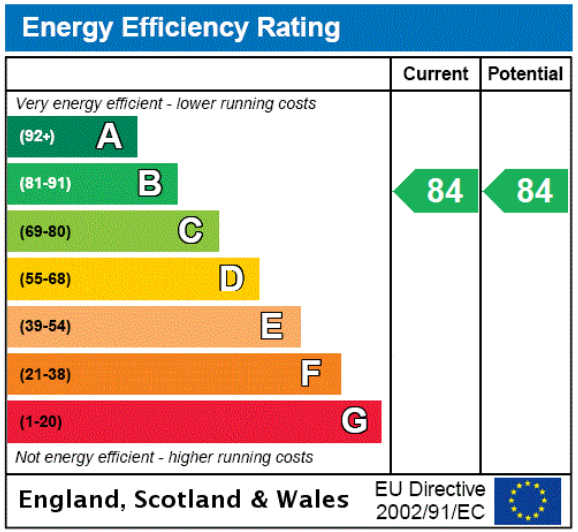


Property Features:

- Three Bedrooms
- Two Bathrooms
- 1,480 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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Terms & Conditions:

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

Asking Price:	£1,600,000
Tenure:	Leasehold Expires 15/02/2999 Approximately 972 Years Remaining
Ground Rent:	£700.00 (per annum) for the year 2026
Service Charge:	£25,323.80 (per annum) for the year 2026
Anticipated Rent:	£7,000.00 pcm Approx. 5.2% Yield

Viewings:

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

Our reference: NIN220152

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