



St. George Wharf, SW8

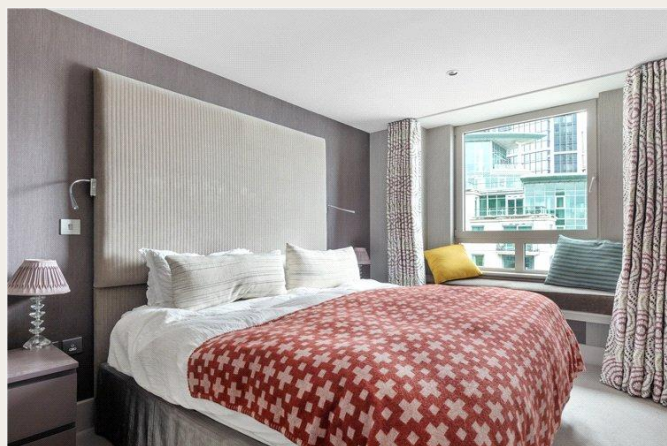
£700,000 *Leasehold*



A fantastic flat within the popular St. George Wharf Development and just a stone's throw from Vauxhall Station, the River Thames, the picturesque Bonington Square and the desirable Italo Deli. EPC rating C.

KEY FEATURES

- Overlooking the Thames
- Close to Vauxhall Station
- Long lease length
- Modern build



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DESCRIPTION

Upon entering the flat, you step into the hallway. Immediately to the right is the bathroom, which features a shower-over-bath, sink, WC, heated towel rail, and a mirrored cabinet with built-in storage.

Continuing down the hallway and to the left, you'll find the open-plan living and reception area.

The kitchen offers generous countertop space and ample storage, along with integrated appliances including an oven with induction hob, microwave, and fridge/freezer.

The reception room is spacious, easily accommodating a large sofa, dining table and chairs, as well as additional freestanding furniture. It also opens out onto a fantastic south-facing balcony with views over the Thames.

The first bedroom is a comfortable double with room for additional furniture and a large window that allows plenty of natural light.

The master bedroom is well-proportioned and includes a built-in wardrobe for added convenience.





MATERIAL INFO

Tenure: Leasehold

Term: 999 years from 25 December 1999 (973 year and 3 months remaining)

Service Charge: £4200 per annum

Ground Rent: £500 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: E

EPC rating: C

PARKING

Paid parking available in the development

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Electric heating

Sewerage – Mains connected

Broadband – Ultrafast broadband

LOCATION

The development is in the heart of Vauxhall situated on the River Thames adjacent to Vauxhall Bridge. The development has plenty to offer, including, a concierge a gym, an on-site healthcare centre, various bars and eateries. The Thames is also on your doorstep, offering pleasant views and a delightful area to relax.

DIRECTIONS

Vauxhall Overground and Underground Stations (Victoria Line & National Rail) is very close (c.100m walk to the Underground and c.200m to the Overground).

There is also the option to catch a river boat from St George Wharf Pier, which can take you to Southbank or even as far as Canary Wharf.

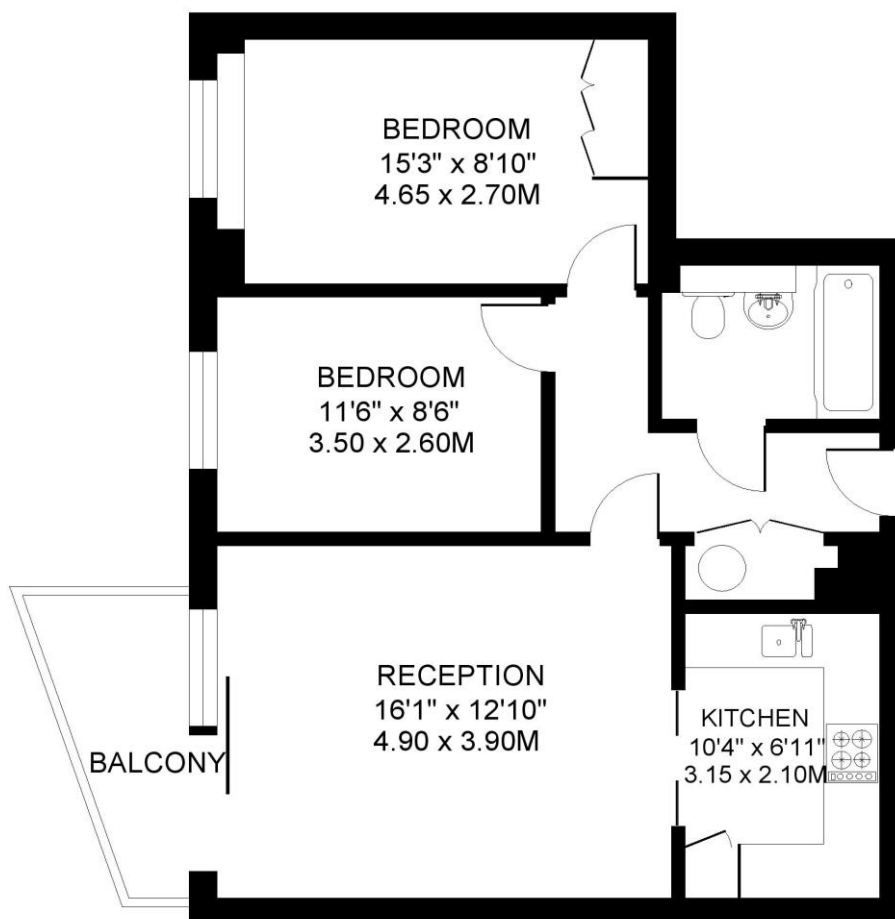
The area is also well-served by a frequent bus service to and from the City or West End and there are several Santander cycle docking stations nearby.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HAMILTON HOUSE SW8
2 BEDROOM FLAT

Approximate gross floor area
660 SQ.FT / 61.3 SQ.M.



FIFTH FLOOR

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for every step...

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