



# The Tower

 Apartment  2  2  1,422.56 sq.ft

## The Tower

SW8  
Vauxhall

This stunning 2 bedroom flat, located on the 12th floor of modern prestige development with stunning river views is the perfect home to move straight into.

The home features an open plan fully fitted kitchen, large principal bedroom with en-suite bathroom, spacious and bright living room with a floor to ceiling windows which let in plenty of light and offer amazing views down the River Thames toward the London Eye.

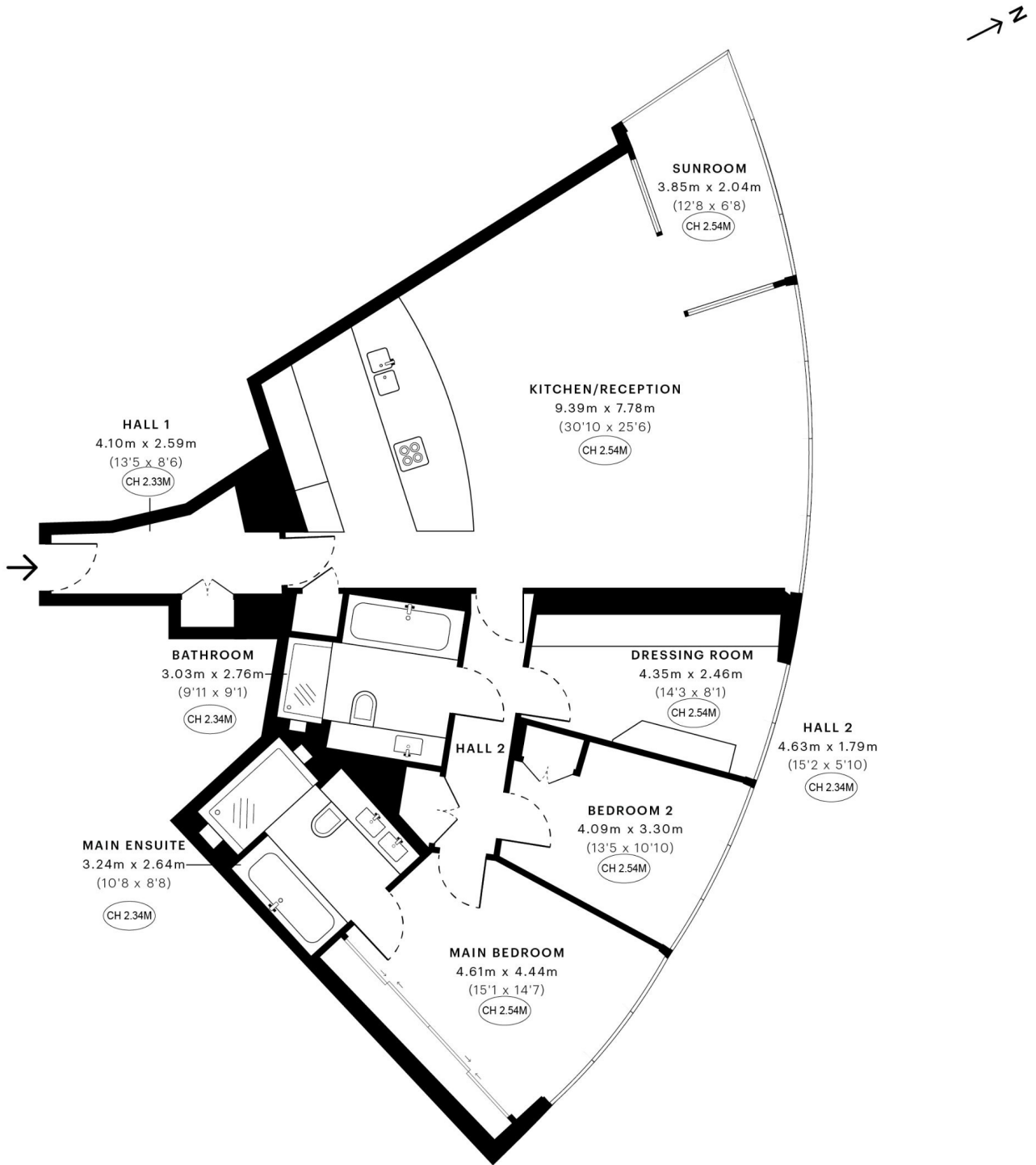
**£2,500,000**

## Features

- Modern building with amenities
- Open plan reception area and kitchen
- Sunroom
- 24 hour concierge
- Secured parking and valet
- Full height windows
- Spacious dressing room







— Twelfth Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property

132.16 sqm / 1422.56 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height

122.96 sqm / 1323.53 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m

0.00 sqm / 0.00 sqft

| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               |               |
| 81-91 | <b>B</b>      | 81   <b>B</b> | 82   <b>B</b> |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |