



St George Wharf

 Flat  2  2  834.85 sq.ft

St George Wharf SW8 Vauxhall

A spacious two bedroom home set on the floor of this sought-after development overlooking the stunning river of Thames. Benefiting from an abundance of sunshine and a sensational terrace with a westerly aspect is the perfect home to move into.

St. George Wharf is a superb riverside development which stands proudly on the London skyline next to Vauxhall Bridge, which also offers immaculate landscaped gardens and a growing selection of restaurants, bars and supermarkets. This home is in an excellent location from which to enjoy the best that the capital can offer.

£785,000

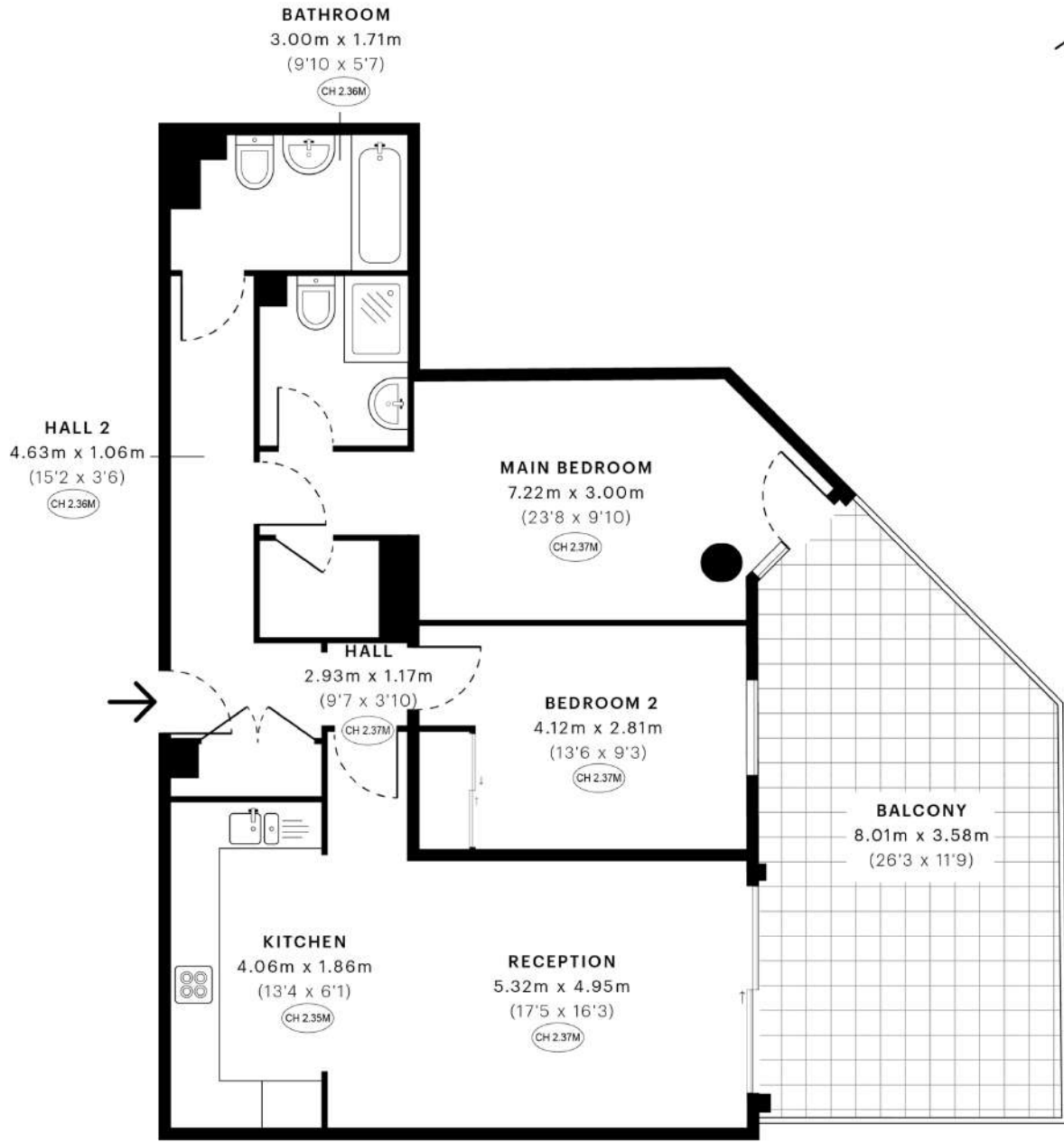
Features

- Interior designed
- Private balcony
- Open plan reception and kitchen/dining area
- Porter/security
- Lift
- Spacious bedrooms
- Direct river views
- 0.1mi to Vauxhall Station









— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
77.56 sqm / 834.85 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes walkways, restricted head height.
73.39 sqm / 789.96 sqft

EXTERNAL STRUCTURAL FEATURES
Subsides, terraces, verandas etc.
24.83 sqm / 267.27 sqft

RESTRICTED HEAD HEIGHT
Likely to occur under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL 10214 sqm / 1095.43 sqft
IPMS 2C RESIDENTIAL 10687 sqm / 11502.07 sqft

SPEC ID 563205a20635d440e32c3884f

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