



St. George Wharf, SW8

£720,000 Leasehold

750 sq ft (70 m²) • 2 bedrooms • 2 bathrooms • open plan living area with balcony. Located on ninth floor in secure modern statement building St George's Wharf. With many facilities including GP practice • shopping • serenity garden • cafe and restaurants with terraces on a river view walk with view over London's skylights and uber cool river taxi in 10 min to





Live and enjoy settings of best modern lyfestyle London has to offer!

2 bedrooms

2 bathrooms

open plan living area with balcony. Located on ninth floor in secure modern statement building St George's Wharf. With many facilities including GP practice shopping serenity garden, cafe and restaurants with terraces on a river view walk with view over london's skylights and uber cool river taxi in 10 min to Canary Wharf

Good to know

Nearby station: Vauxhall

190m (2 mins) (Line of sight)

Gross floor area: 750 sq ft (70 m²)

Local authority: Lambeth

Council tax band: A









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

Approximate gross floor area:
750 sq ft (70 m²)
Includes Cellar or Storage
Space where applicable

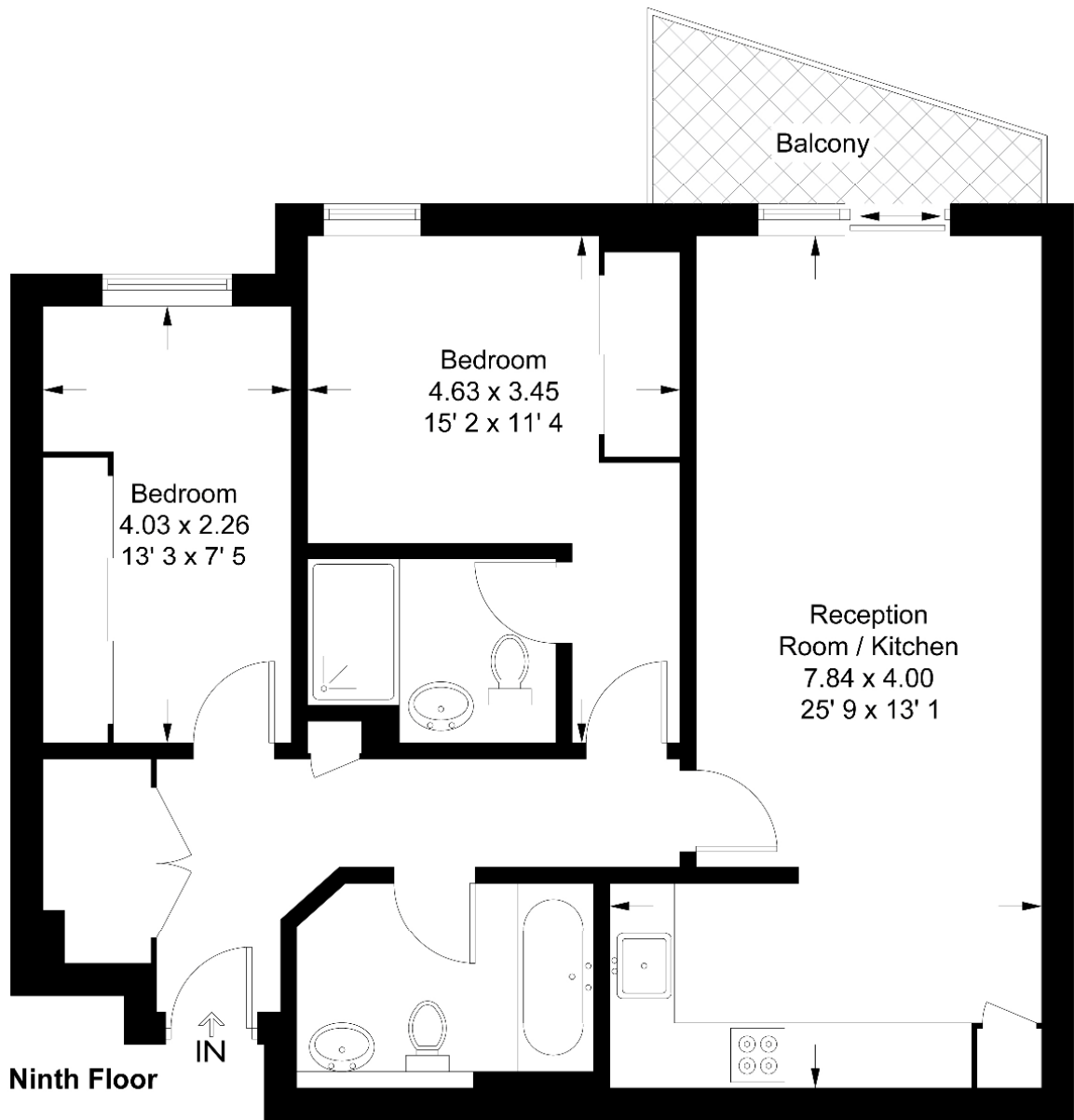
FOR ILLUSTRATIVE PURPOSES ONLY.
NOT TO SCALE.

As defined by RICS code of
measuring practice

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 22 July 2024

Flagstaff House

Approximate Gross Internal Area = 749 sq ft / 69.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Chelsea Office

41 Paradise Walk, SW3 4JL
chelseasales@dng.co.uk

020 7225 1225

douglasandgordon.com

rightmove 



**Douglas
& Gordon**