



1 St. George Wharf, London, SW8 2DA

Asking Price: £2,500,000

Leasehold

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Set within one of the most iconic developments across the central London riverside, this 12th floor property has floor to ceiling windows to provide impressive river views and enjoy ample natural light.

The property has a fantastic reception area, with a sun room, which would be ideal for entertaining as it has ample space for a large dining table as well as a huge seating area.

The elegant kitchen features a dramatic marbled island, with a flush, sleek design and an integrated wine fridge. In a contrasting light finish, full height cabinets house a double oven, warming tray and coffee machine, as well as the fridge-freezer and dishwasher.

The flexible use of the sleeping quarters can be adapted to each homeowner. All three bedrooms have fantastic views over the River Thames and the 3rd bedroom presently has been converted into a stunning walk-in wardrobe, with gorgeous display and hanging areas for bags, accessories, shoes and clothes. The master suite enjoys an ensuite bathroom, complete with bath and separate walk-in shower, as well as double sinks. The guest bathroom offers equal luxury, with a full sized bath and separate walk-in shower.

The development is known for its exclusive resident-only facilities, which include a gym, swimming pool, sauna/steam area and treatment rooms. There is also an on-site cinema, business suite and a 24hrs concierge service. Parking is also available in the underground car park.

- Direct River Views
- 12th Floor
- Wrap Around Vista
- 3 Bedrooms
- Walk-In Wardrobe
- Modern and Sophisticated Palette
- Sunroom
- Concierge
- Exclusive Resident Facilities
- Parking
- Chain Free
- Excellent Transport Links

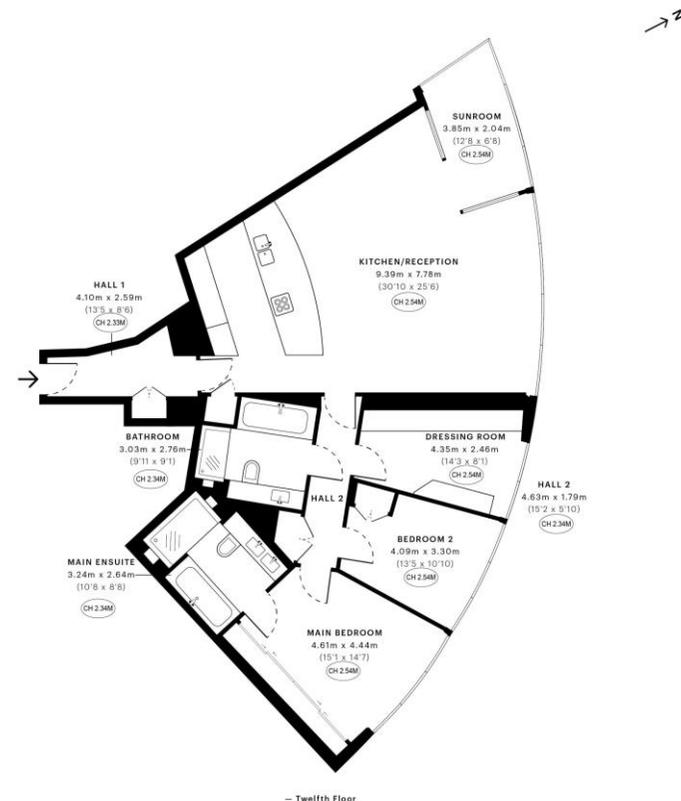
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St Georges Wharf, SW8

CAPTURE DATE: 12/05/2022 LASER SCAN POINTS: 99,978,731

GROSS INTERNAL AREA

132.16 sqm / 1422.56 sqft



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 voids, mezzanine, 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



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 3B RESIDENTIAL 135.20 sqm / 1455.28 sqft
IPMS 3C RESIDENTIAL 126.27 sqm / 1359.16 sqft
spec id: 627913c7cb87790da422653c





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.