



**JAMES
ANDERSON**



TO LET

St. George Wharf, London, SW8

£2,500 Per Month

Per Month

lovely 2-bedroom sixth-floor apartment is in the sought-after St. George Wharf development close to Vauxhall train station.



Two Double Bedrooms



Modern Bathroom



Open Plan Reception



Modern Kitchen



EPC B / Council Tax F / Holding Deposit £576.92



Vauxhall Station



Pimlico Tube



Great Location



Furnished



Available Now



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400



St. George Wharf, SW8

CAPTURE DATE
05/06/2020

LASER SCAN POINTS
33,474,453

GROSS INTERNAL AREA
64.9 Sqm / 698.5 Sqft



— Sixth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
64.9 Sqm / 698.5 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
62.1 Sqm / 668.0 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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
65.7 Sqm / 707.1 Sqft

IPMS 3C RESIDENTIAL
63.3 Sqm / 681.0 Sqft

SPEC ID
Secd5407e411d40a0e8f0918

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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