

KESTREL HOUSE, ST GEORGE WHARF, London, SW8

£795,000



Full Description

A stunning 2 double bedroom 2 bathroom apartment extending to 884 sq ft with river view balcony situated on the seventh floor of a luxury riverside development.

The property is in excellent condition with wooden flooring throughout and comprises of entrance hallway, large open plan lounge with sliding double doors leading out onto a south facing balcony with views over the river Thames, 2 good sized double bedrooms with master having en-suite and access to the balcony. The property also benefits from 24 hour concierge and lifts. On site gym and secure parking are available under separate negotiation. The building is in Zone One and is one minute walk to Vauxhall underground/overground stations.

Additional Information

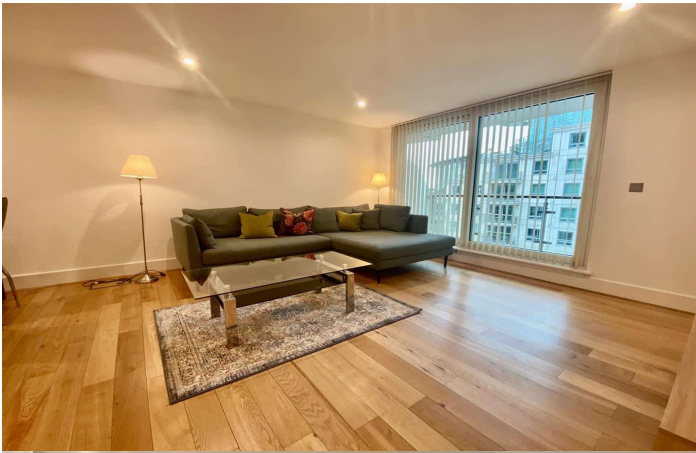
Tenure Years Remaining: 974
Annual Service Charge: 5075.56
Council Tax band: G
Ground Rent Amount: £450.00

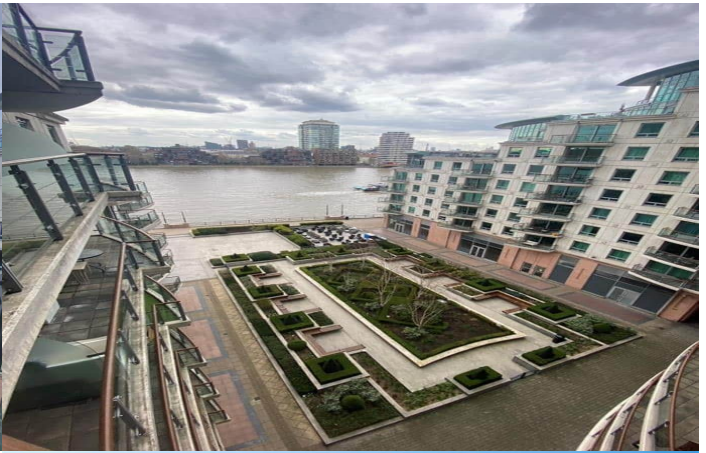
Features

- 2 Double Bedrooms
- 2 Bath/Shower Rooms
- Large Reception/Kitchen
- Large Balcony
- Lift
- 24 Hour Concierge
- On site Gym and Parking available by separate negotiation

Contact Us

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Energy performance certificate (EPC)

Flat 545 Riverside House 2 St. George Wharf LONDON SW8 2AZ	Energy rating B	Valid until: 2 November 2026 Certificate number: 9751-2819-6300-9376-2071
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Property type: Mid-floor flat

Total floor area: 82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

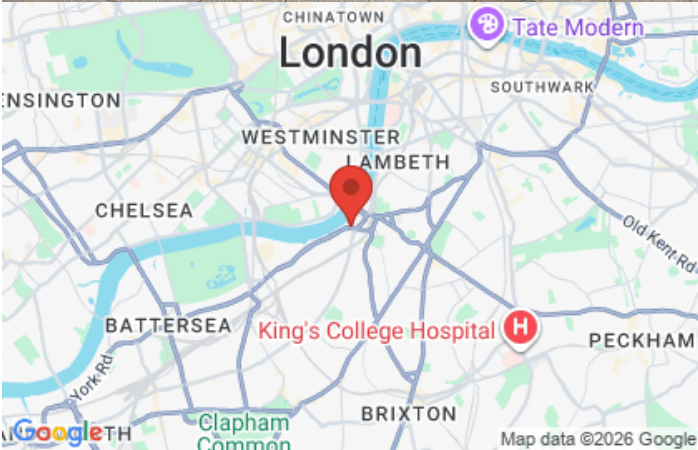
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	64 B	65 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



**KESTREL HOUSE, ST. GEORGE WHARF
LONDON SW8**



SEVENTH FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 883.82 SQ. FT / 82.11 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.