



Drake House, 14 St. George Wharf  
London SW8

GARTON JONES.COM

# Drake House, 14 St. George Wharf London, SW8

## £1,650,000 Leasehold

A truly spectacular 2-bedroom apartment of 1,134sq.ft (105sq.m) on the market for the first time since completion in Drake House, St George Wharf, a highly sought-after residential development on the banks of the River Thames. The property is a unique apartment in a prime position on one of the upper floors of the building and offers over 1,300sq.ft of external space split over 3 private terraces that enjoy views all over London taking in some of the iconic landmarks including direct views of the River Thames, Battersea Power Station, The Houses of Parliament & the London Eye. The apartment has two spacious bedrooms, both with en-suites and an additional bathroom off the hallway, a fantastic dual-aspect reception room with floor-to-ceiling windows flooded with natural light and a spacious, separate kitchen leading out onto one of the terraces. On one of the upper floors, the apartment further benefits only having one other apartment on the same floor providing a sense of added security and exclusivity and the outside spaces are not overlooked by neighbouring buildings. Residents of St George Wharf benefit from a dedicated 24-hour concierge with a plethora of on-site amenities including several restaurants & bars, a Pret-a-Manger, NHS Doctors, Tesco Express, The Gym Group & much more. Vauxhall Station is on your doorstep providing the Victoria Line, Overground Services & Bus Station and you are also a short walk away from the Nine Elms & Battersea regeneration with further restaurants, cafes, and bars as well as the shopping centre that has recently opened at Battersea Power Station.

\*Please note some of the photos have been virtually staged

Leasehold: 976 Years Remaining

Service Charge: Approx. £5,854.80 per annum

Ground Rent: £175 per annum

Lambeth Council Tax Band H - £3,320.48 per annum

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- EWS1 COMPLIANT
- 1,134sq.ft (105sq.m)
- Exceptional Property
- 2 Bedrooms
- Direct River Thames View
- 3 Terraces Providing Panoramic Views of London
- 24 Hour Concierge
- Popular Riverside Development
- On-Site Amenities Including Restaurants, Bars, Tesco's Extra, The Gym, Doctors & More
- Moments from Vauxhall Tube Station



EPC certificate available on request.



APPROX. GROSS INTERNAL AREA FLOOR 1134 sq. ft / 105.35 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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PROPERTY MARKETING

