

The Tower

One St. George Wharf, London SW8

3-bedroom/ 2- Bathroom

Of approx. 1,882 sq ft , level 41 Platinum Specification Apartment.

Direct River views, views across whole Central London.

Views towards Westminster Abbey and Parliament

Price paid in April, 2014 - £3,820,000 (developer's asking price was £4,500,000)

Asking price now - £3,495,000 (quick sale is thought)



"A breathtaking River Thames development providing spectacular views over the capitals landmarks.

The Tower, One St. George Wharf will be one of the tallest residential towers in Europe, offering an opportunity to acquire the ultimate Central London apartment."

The Tower, One St George Wharf:

<i>Height</i>	<i>180m (50 storey)</i>
<i>Units</i>	<i>219 apartments</i>
<i>Completion</i>	<i>end 2013/ beginning 2014</i>
<i>Tenure</i>	<i>999 year lease from 25 December 1999</i>
<i>Building Warranty</i>	<i>Full 10 year NHBC Warranty from completion</i>
<i>Service Charges</i>	<i>Estimated £9 per sq.ft per annum</i>





The Tower, Lobby



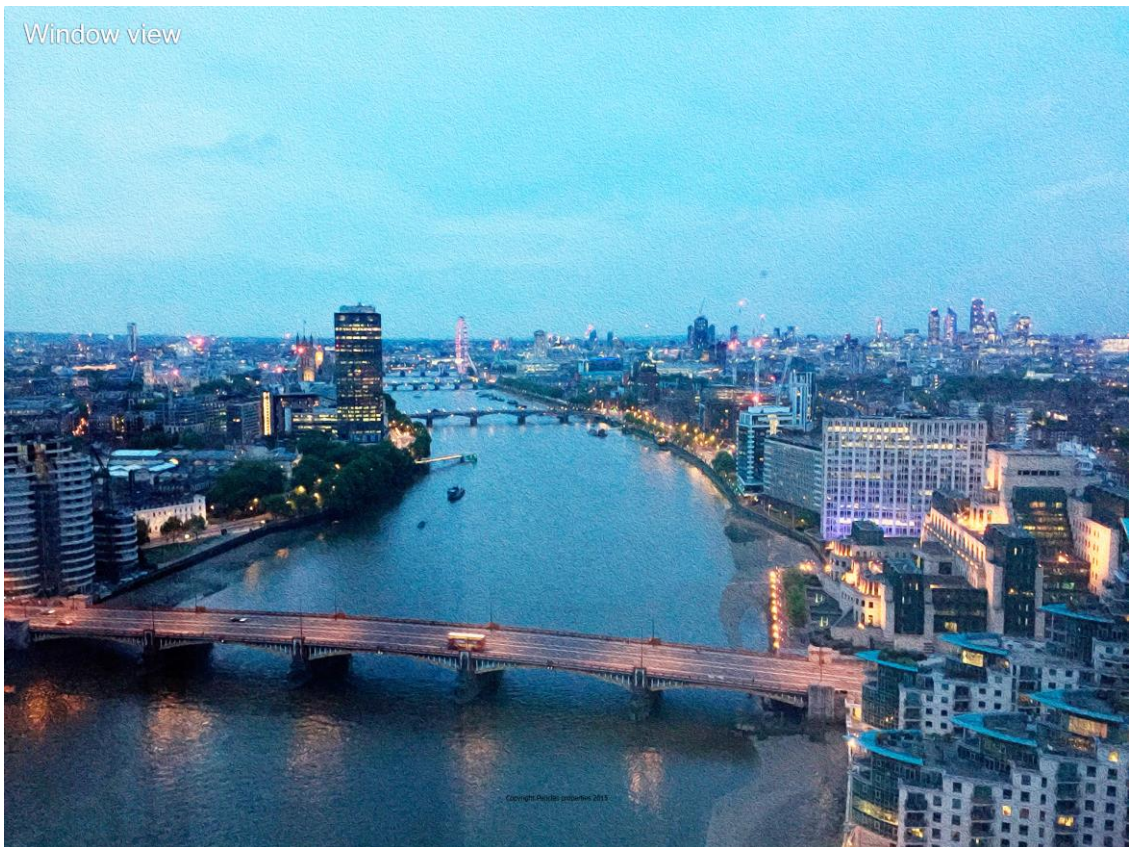
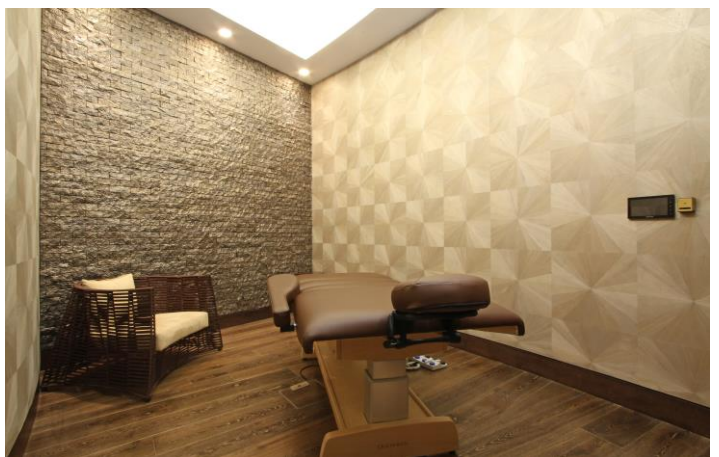
The Tower, Lobby



The Tower - Sauna, Pericles 2015



The Tower, Meeting Room - Pericles 2015



Window view





Thames River
1,882 sq ft approximately



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	82	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	90	91
England & Wales	EU Directive 2002/91/EC	

Location

- * St George Wharf, London SW8
- * An award winning development located in the heart of Central London on the River Thames opposite The Tate Gallery and Pimlico with sweeping views to the House of Parliament, Big Ben and Chelsea Embankment
- * This spectacular riverside development incorporates luxury apartments and penthouses amid a stunning village atmosphere complete with its own shops, landscaped gardens and courtyards and a delightful 275 metre riverside promenade
- * St George Wharf has the benefit of being situated in the heart of London with the tranquility of a beautiful Thames riverside setting

The Tower

- * The Tower is the final phase of the St George Wharf development and will consist of, one, two, three and four bedroom apartments as well as two exclusive duplex apartments and a stunning triplex penthouse, Designed by award winning architects, Broadway Malayan, every apartment has an excellent specification.
From Level 33 to the Buckingham Suite there are also Platinum Suite apartments with an enhanced specification available.
- * Externally there will a granite paving throughout with water features flanking the main entrance and cascading waterfall features within The Tower landscaped gardens, with signature sculptures
- * The Tower have a dedicated doorman to greet your guests (12 hours per day) and a concierge service (24 hours per day) to manage your day to day requirements
- * Business facilities in The Tower include a boardroom with conference facility, a business lounge and a private screening room, private dining room, Wi-Fi throughout facility
- * Leisure facilities include a tower residents only private health club with gym, infinity pool, sauna and steam rooms and treatment rooms
- * There is an underground car park with a dedicated valet service for residents of the Tower
- * There is CCTV throughout the building, including each lift lobby and the estate

The Tower, One St George Wharf, London, SW8

Internal Specifications (from the Developer's Brochure)

- * Apartments in The Tower will benefit from a quality internal specification.
- * Every apartment will benefit from floor to ceiling windows with aluminium powder coated framing.

Light and Space

- * Triple glazed façade with remote controlled integral perforated aluminium blinds
- * The building uses a ventilated façade to regulate the temperature of the apartments to reduce reliance on the heating and cooling systems
- * Fully glazed sky gardens with sliding screen and sliding windows to 2 and 3 bedroom apartments
- * Comfort cooling to living room and bedrooms

Design and Detail

- * Feature entrance doors with black oak veneer, bronze inlays and bronze / leather ironmongery
- * High gloss white internal doors
- * Gloss white framed glazed door to entrance hall
- * Chrome finished ironmongery to internal doors
- * Living room, kitchen and entrance hall feature a choice of porcelain, stone or timber floor finishes.
- * 2 and 3 bedroom apartments have carpet to bedrooms and hallway, 1 bedroom apartments (manhattan) have flooring to match the living room
- * Fitted wardrobes to bedrooms 1 and 2 (master bedroom wardrobe includes a concealed safe)
- * All rooms have mood lighting control which is fully adjustable via touch screens
- * Motorised sky garden screens in timber to match the kitchen timber selection

Kitchen – 3 bed apartments

- * Bulthaup kitchens
- * Separate designed utility cupboard with washer dryer and storage
- * Tall units in timber veneer set within feature timber veneered wall with integrated halo light feature
- * Wraparound deep stone or quartz stone worktop featuring breakfast bar to living room side
- * Base units with high gloss lacquer finish to kitchen with timber veneer panel facing living room
- * Integrated fridge freezer, dishwasher, wine cooler and high level cooking appliances: oven, combination microwave, steam oven, coffee machine and plate warming drawer.
- * Waste disposal unit
- * Ceramic induction hob with downdraft extract
- * 1 ½ bowl sink with mixer tap
- * Pop-up sockets in breakfast bar
- * Appliance shelf, cutlery trays, spice jars etc (as sales brochure



Bathrooms, shower rooms and en-suites

- * Stone walls generally with back painted glass to one end of the bath
- * Walk in showers featuring overhead rain shower and handheld shower
- * Frameless glass shower screens
- * Bath set within stone surround
- * Deck mounted bath tap and filler plus pull out shower head (wall mounted on Manhattans)
- * Chrome finish taps and fixtures
- * Vanity wall mounted WC
- * Stone vanity top with bespoke inset stone trough basins
- * Double basins to master en-suites, single basin to other rooms
- * Textured vanity unit at low level with storage
- * Mirrored vanity units above worktop
- * Heated mirrors for anti-mist
- * Towel rails with heated wall & shaving mirror within wall vanity units



Audio-Visual Equipment

- * Slimline 55" LED TV to living room
- * Ceiling speakers to living rooms, bedrooms, ensuites and bathrooms/shower rooms. Plastered in type to living rooms.
- * 5.1 Audio Capability within Living Room (includes a 5.1 amplifier. Subwoofer to be supplied by purchaser)
- * Fully integrated audio system distributing music or TV audio to each room through the ceiling speakers
- * Ability to transmit High Definition TV to Bedrooms and Living Rooms (balans required to convert signal through Cat 6 cables –balans not supplied)
- * colour touch screens throughout the apartment to control the audio system, video, lighting, heating/cooling and pantograph windows and blinds
- * Central location / connection point for Satellite TV allows multiple boxes and distribution to each room
- * provision for connection to sky including High Definition and 3D,



Hotbird

and

Arabsat

