



WEDGEWOOD ESTATES

Residential Sales & Lettings

One Thames City, London SW8

A unique opportunity to acquire a luxurious 3 bedroomed apartment in London's exclusive One Thames City development which offers a level of modern luxury found in the great cities of the Far East, combined with a central London location and all that the capital has to offer. Soaring 53 storeys into the sky, No.8 occupies a conspicuous position amidst shops, restaurants, office space and gardens with lush planting and mature trees and offers luxurious accommodation ranging from one-bedroom apartments to magnificent five-bedroom Sky Collection apartments.

Nine Elms is located within the new Linear Park running from Vauxhall Bridge to the Battersea Power Station. Taking advantage of its prime central and riverside location, thus introducing new transport links and public spaces to create a vibrant destination for city dwellers and visitors.

RESERVATION FEES £5,000 - CONTACT US FOR INFORMATION ON PAYMENT TERMS.



HALLWAY : LARGE RECEPTION & DINING ROOM : OPEN-PLAN KITCHEN :
MASTER BEDROOM (WITH UN-SUITE) : FURTHER TWO MORE LARGE
BEDROOMS : AMPLE STORAGE : WELLNESS CENTRE & POOL & CINEMA
: 24-HOUR CONCIERGE : LIFT : EPC RATING

Guide Price £1,420,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Guide Price £1,420,000

Lease: 999 Years

IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.

Three bedroom model room presentation



Sense of Arrival – 24 hours Concierge and Valet Parking Service



Building Information No 8

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- 176m tower- tallest building within the project
- STOREY : G + 52
- APPARTMENT : 299 Units
- COMPLETION : Q3/ Q4 2022
- TENURE : 999 years
- BUILDING WARRANTY: 10-year building warranty. Plus R & F Properties Group Customer Warranty





NIA	96.9 m ² / 1043 ft ²
RIVER VIEW PAKE VIEW	CITY VIEW
KITCHEN / LIVING / DINING	5.5 m x 3.7 m
MASTER BEDROOM	3.2 m x 3.6 m
BEDROOM 2	3.1 m x 2.9 m
BEDROOM 3	2.8 m x 2.8 m
AMENITY AREA	2.4 m x 1.6 m



