



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **One Thames City, London SW8**

A unique opportunity to acquire a luxurious 1 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.

*Sense of Arrival – 24 hours Concierge and Valet Parking Service*



HALLWAY : RECEPTION & DINING ROOM : OPEN-PLAN KITCHEN :  
DOUBLE BEDROOM WITH UN-SUITE BATHROOM : GUEST CLOAKROOM :  
AMPLE STORAGE : WELLNESS CENTRE & POOL & CINEMA : 24-HOUR  
CONCIERGE : LIFT : EPC RATING

**Guide Price £1,075,000**

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## One Thames City, London SW8

### SUBJECT TO CONTRACT

#### **TERMS:**

TENURE: Leasehold

Guide Price £1,075,000

#### **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.

1 bedroom Kuanyue PLUS one-room temporary model house display



### 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





## View

The floor-to-ceiling windows of the whole house are about 10 wide, and the living room is about 7 meters wide. Associated with 2 bedrooms, you can enjoy the view of London.

## Space

The living room is about 6.6 meters wide, with a horizontal hall design, a luxurious living room, a sunny dining table, and personal enjoyment of British life quality.

## Flexibility

The living city is smartly transformed. The living room is divided into a sunny study or second bedroom by partitions and other means. The two-bathroom design does not interrupt each other's life, and the return on investment is guaranteed



