



## 1 King George, Bendon Valley, Garratt Ln , London, SW18 4UQ

King George's Gate offers stylish riverside living just a 10-minute walk from Earlsfield Station, with fast trains to Clapham Junction (4 mins) and London Waterloo (14 mins). Set along the River Wandle and directly opposite King George's Park, the development combines green open space with excellent Zone 2 connectivity. Residents benefit from a 7-day concierge service, landscaped courtyards and rooftop gardens, delivering convenience, lifestyle and strong commuter appeal in the heart of Wandsworth.

Guide price £425,000

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- 10-minute walk to Earlsfield Station (South Western Railway)
- Clapham Junction in 4 minutes, Vauxhall in 9 minutes and London Waterloo in just 14 minutes
- Concierge service
- Communal rooftop gardens & courtyard spaces



[Directions](#)



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-29) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC