



Balmoral House, One Tower Bridge
London SE1

GARTON JONES.COM



Balmoral House, One Tower Bridge London, SE1

GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

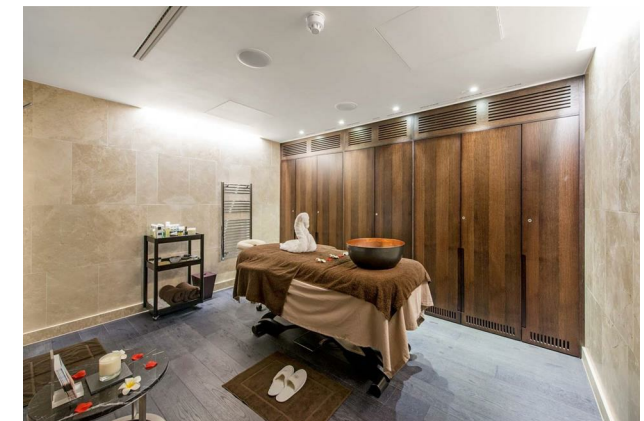
Sales +44 (0) 20 7735 1888
nineelms@gartonjones.com
www.gartonjones.com

£899,000 Leasehold

A double bedroom 1st floor apartment (with lift) situated in an iconic location next to Tower Bridge and the River Thames. The property will be finished to the highest specification with state-of-the-art technology and interior design by Conran & Partners. The living space is approx. 505sq.ft (47sq m) and the accommodation further comprises of a contemporary open plan reception room with integrated kitchen, fitted wardrobes, double bedroom and a balcony. One Tower Bridge further benefits from a stunning residents' spa with swimming pool, Jacuzzi, sauna, steam room and gym, while the attached boutique hotel offers fine dining and an elegant bar. The transport links of London Bridge, Tower Hill and Tower Gateway are all within easy reach. 30% deposit paid to date with completion in August 2016.

Lease: 999 Years Leasehold
Estimated Service Charge: £7.50psf
Ground Rent: £750pa

- Double Bedroom
- Residents' Gym, Swimming Pool and Spa
- Balcony
- West Facing Aspect
- Private Residents' Courtyard Garden
- 1st Floor (with lift) of 9
- Interior Design By Conran & Partners
- Moments From The River Thames & Tower Bridge
- Close to the Popular Amenities of The South Bank.



EPC certificate available on request.

Total internal area (apartment)

505 sq ft / 47.0 sq m

Living/dining/kitchen

23' 5" x 11' 2" / 7.13 m x 3.41 m

Master bedroom

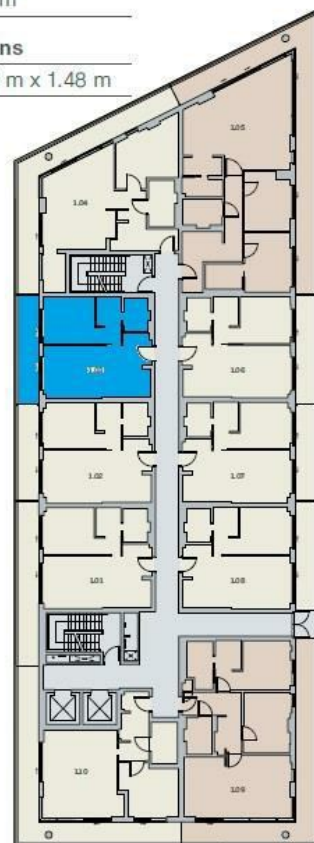
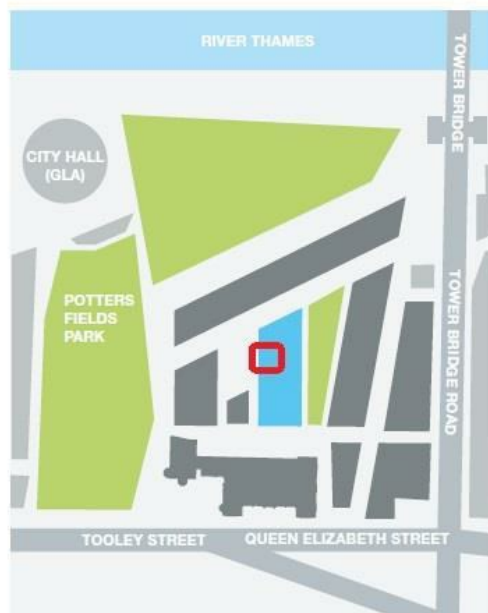
10' 11" x 10' 0" / 3.33 m x 3.05 m

Total external area (balcony)

114 sq ft / 10.66 sq m

Balcony dimensions

23' 7" x 4' 10" / 7.18 m x 1.48 m



North



