



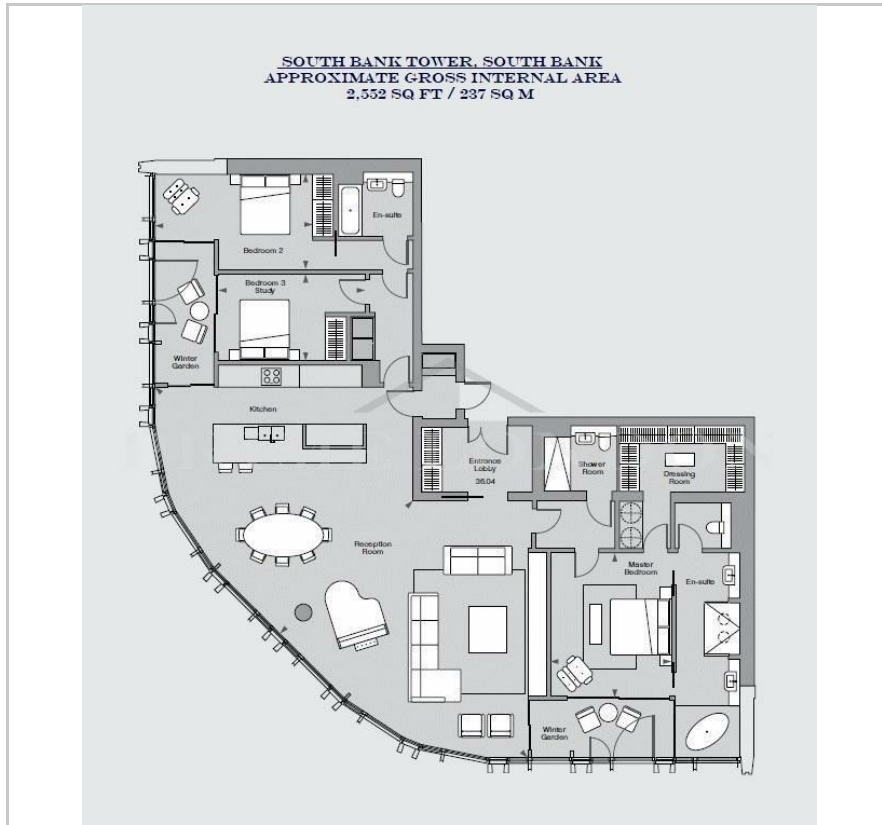
## 55 Upper Ground

South Bank Tower, South Bank, SE1 9HE

Best Offers Over £5,500,000



## Floor Plan



## Area Map



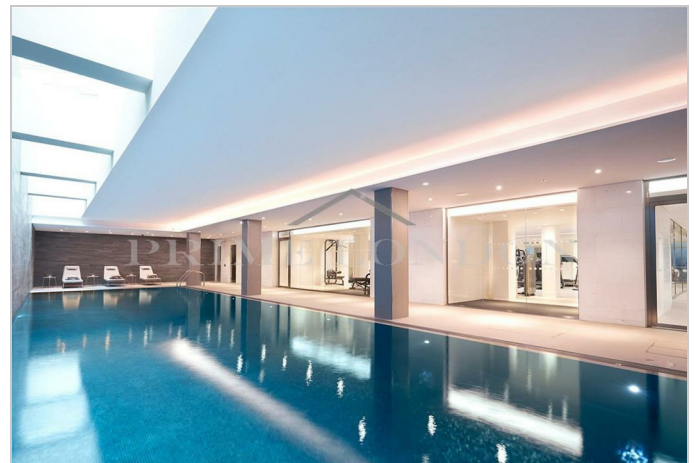
## Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | 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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Stunning lateral three bedroom apartment
- 2,552 sq ft / 237 sq m
- Comfort cooling and solid wood floors throughout
- Cinema room, business suite, residents' lounge
- Gymnasium and state of the art indoor swimming pool
- 24 hour concierge



This stunning lateral three bedroom apartment offers great views over the River Thames, Houses of Parliament, London Eye and City of London, and is available for chain free sale through Prime London.

This large 2,552 sq ft / 237 sq m apartment benefits from having a bright, impressive wrap around reception room with floor to ceiling windows, modern and fully fitted kitchen which is exceptionally well finished with ultra modern appliances, and a two large winter gardens.

The property further comprises three double bedrooms with ample fitted storage, three beautiful bathrooms (two en suite and primary with free standing bath overlooking the River Thames), and plenty of storage. The apartment also boasts comfort cooling and solid wood floors throughout.

Residents in South Bank Tower have access to top class amenities including London's largest communal roof terrace (located on the tenth floor), a cinema room, business suite, residents' lounge, gymnasium and state of the art indoor swimming pool and sauna facilities.

\*Internal images are of the same style apartment and are intended as a guide to finishes and layout only.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.