



One Blackfriars, 1-16 Blackfriars Road, SE1 9GQ

Asking Price £3,500,000





# One Blackfriars

1-16 Blackfriars Road, SE1 9GQ

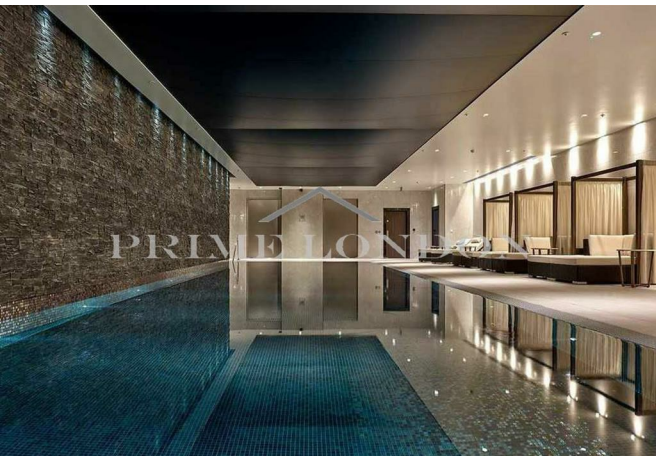
- Three bed three bath apartment
- Secure valet parking
- Upgraded and enhanced throughout
- Chain free
- Residents' gym, swimming pool, thermal suite
- 1,814 sq ft (168.5 sq m)
- Stunning views of London
- Exceptionally well-kept by owner occupier
- 33rd floor
- 24 hour concierge and security

This stunning three bedroom, three bathroom apartment with huge wrap around Sky Garden, is positioned near the top of the iconic One Blackfriars development offering the height of London living and is available for chain free sale through Prime London.

With far reaching 270 degree views of the River Thames, Buckingham Palace, London Eye, and Houses of Parliament, this exceptional premium apartment benefits from the following features and upgrades:

- o Air cooling and heating systems with iPad control
- o Underfloor heating
- o A separate large utility room
- o Marble flooring in living room and corridors
- o Marble tiled floors in all bathrooms
- o Carpeted bedrooms with fitted wardrobes
- o Custom built study unit with desk
- o Multi-room A/V with Sonance speakers in all rooms including ensuites
- o Dual VLAN/SSID internet for secure owner and separate guest access
- o Control 4 screen pad and remote control for underfloor heating and entertainment
- o Geberit Aqua Clean wc/bidet in Bedroom 1 ensuite

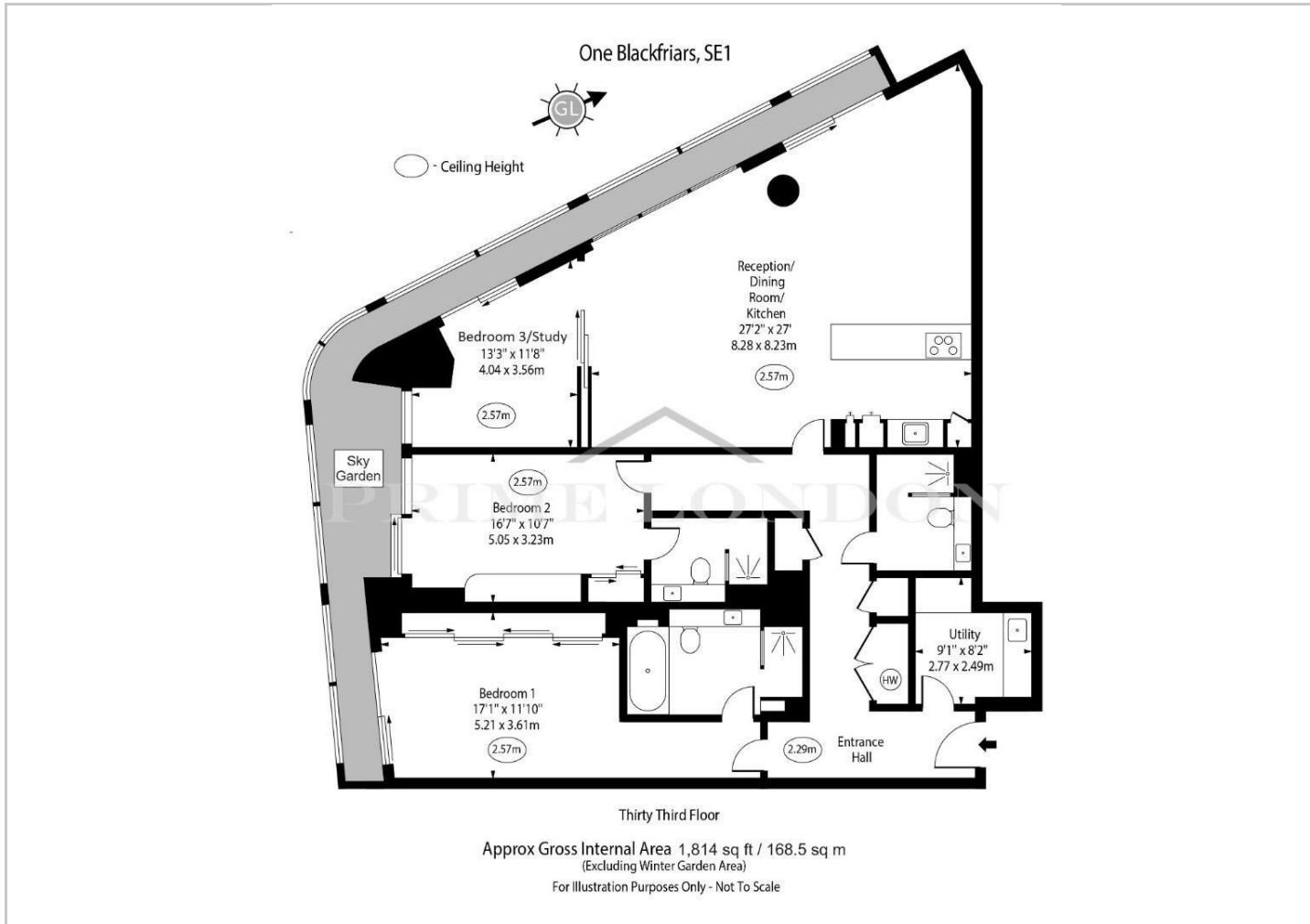
Residents of One Blackfriars also benefit from use of the gym, swimming pool, thermal suite, golf simulator, private cinema/screening room, 32nd floor residents' executive lounge area, bookable meeting room and wine cellar for personal storage/wine tasting room.



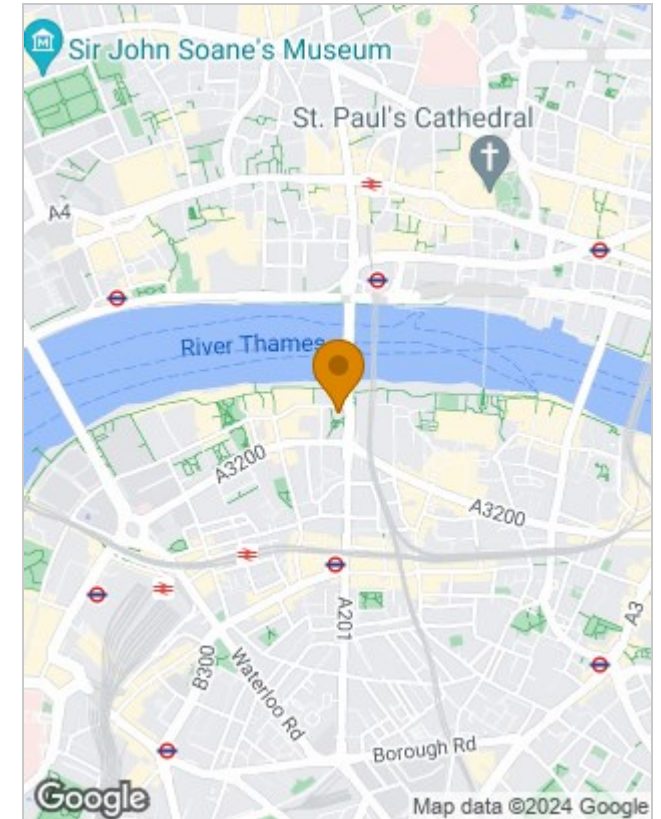




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.