



Blackfriars Road, Southwark

£800,000



An elegant Manhattan-style apartment for sale in the famous One Blackfriars development, SE1.



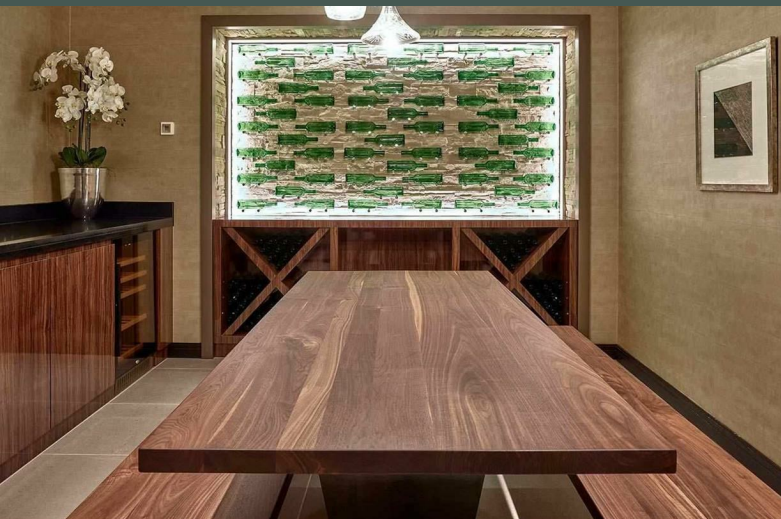
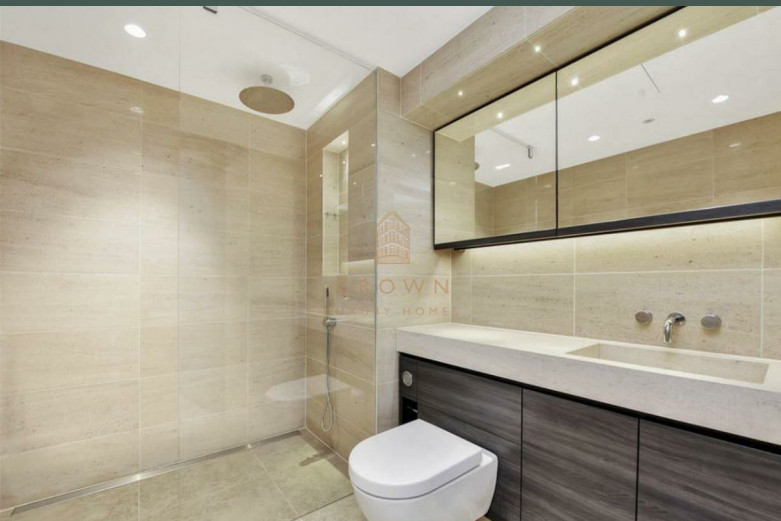
CROWN
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- 10th Floor
- Spacious Manhattan-Style Apartment
- Open Plan Kitchen & Reception Room
- Residents' Gym, Yoga Garden, Swimming Pool & Spa Facilities
- Residents' Private Cinema

- 24/7 Concierge
- Built-in Storage
- Winter Garden
- Residents' Lounge on the 32nd Floor
- Residents' Ice Room



The Property

Located on the 10th floor of One Blackfriars, this light and spacious property features floor-to-ceiling windows that offer breathtaking views of London. The apartment includes a spacious living/dining room, a bespoke fitted kitchen, and access to luxurious amenities, providing a five-star hotel and spa-style living experience.

Iconic Location

Situated in Southwark, one of Central London's most desirable locations, One Blackfriars is surrounded by historic landmarks like St. Paul's Cathedral and modern attractions such as the London Eye. The Southbank area is a cultural and investment hotspot, offering world-class galleries, museums, and theatres within walking distance.

Exclusive Amenities

Residents of One Blackfriars enjoy an array of exceptional amenities, including a 32nd-floor executive lounge with panoramic city views, a private gym, a 20-meter swimming pool, and a fully equipped spa. Additional features include a golf simulator, wine cellar, private screening room, and a thermal suite with a snow cabin and ice fountain.

Luxurious Interiors

The apartment is designed to the highest standards with bespoke finishes, an integrated kitchen, and spacious living areas. The development's seamless blend of style, sophistication, and indulgence ensures a unique living experience, complemented by stunning views of London's skyline.

Prime Connectivity

One Blackfriars offers efficient transport links, with Southwark Underground (Jubilee Line) and Blackfriars (Circle and District Lines) stations nearby. The property is just minutes from Waterloo Station, providing access to the Bakerloo, Northern, Jubilee, and Waterloo & City lines, as well as national rail services. This prime location makes commuting across London effortless.

Additional Information

Heating/Hot Water Provider: Switch 2

Council: Southwark, Band F

Service Charge: £10,000 per annum (subject to change)

Ground Rent: £550 per annum (subject to change)

Local Council: Southwark
Council Tax Band: F
Leasehold

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

