



## **8 Casson Square, London, SE1 7GU**

**Asking Price £750,000**

8 CASSON SQUARE, SOUTHBANK PLACE LOCATED ON THE LANDMARK & ICONIC SOUTH BANK

A 1 bedroom apartment located on the 16th floor of a 30 storey tower designed by Patel Taylor next to the London Eye and adjacent to Westminster. Bars, restaurants and cafe's are all a stroll away although with the award winning concierge service available 24 hours a day to attend to your every need you may never leave home!

A residents health club is located in the basement of the building including an infinity pool, gym, spa and treatments rooms. Of course there is a residents screening room and stunning lounges to relax or work from.

This one bedroom apartment is set over 539 square foot and comprises luxury interior designed space including a large reception room, separate modern fully fitted kitchen, double bedroom, balcony and a five star hotel style bathroom. The apartment is also fitted with a cooling system for those hot summer days.

Service charge £7036 per annum

- 1 BEDROOM APARTMENT
- FULL RESIDENTS AMENITIES
- BALCONY
- PART OF SOUTH BANK PLACE
- OVER 530 SQUARE FEET
- WATERLOO STATION BELOW BUILDING
- 16TH FLOOR
- AIR COOLING

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CASSON SQUARE

RECEPTION ROOM

KITCHEN

BEDROOM

KITCHEN

RECEPTION ROOM

BEDROOM

BATHROOM

RESIDENTS ENTERTAINING SPACE

RESIDENTS LOUNGE/WORK AREA

RESIDENTS LOUNGE/WORK AREA

WATERLOO STATION NEW ENTRANCE AT CASSON SQ

BALCONY

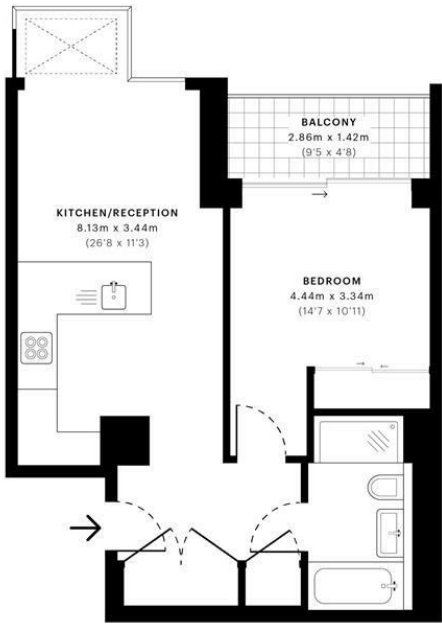
VIEW FROM BALCONY

CASSON SQUARE

CASSON SQUARE

ENTRANCE





— Sixteenth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
50.13 sqm / 539.59 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
47.42 sqm / 510.42 sqft

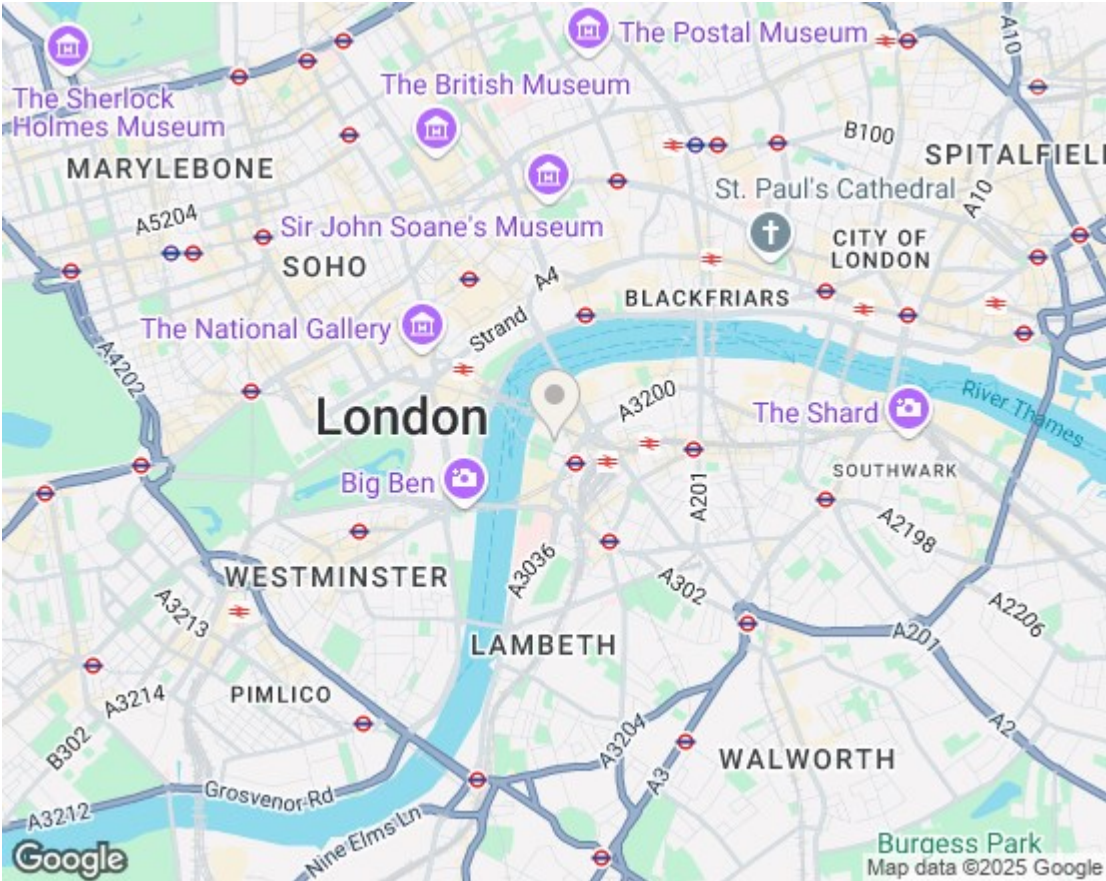
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
3.91 sqm / 42.09 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWS 3B RESIDENTIAL 54.04 sqm / 581.68 sqft  
IPWS 3C RESIDENTIAL 51.51 sqm / 554.45 sqft  
spec id: 60a79d4fc82580d0cfaceec



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.