



Sandringham House

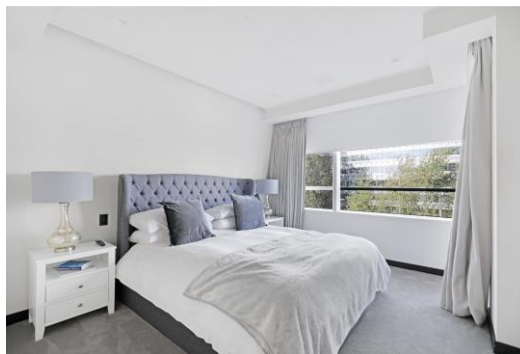
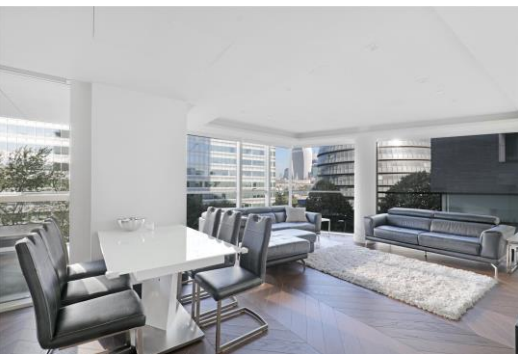
Earls Way, SE1

Offers in excess of
£2,000,000

A meticulously presented, high-end two-bedroom, two-bathroom apartment situated in Sandringham House, One Tower Bridge, spanning approximately 1265 sq/ft, nestled on the South bank of the River Thames in SE1. Nestled on the South bank of the River Thames in SE1, this third-floor residence offers a coveted location.

The apartment features a spacious corner reception room with floor-to-ceiling windows, leading to a private balcony overlooking Potters Field Park. The kitchen is equipped with sleek, handle-less cabinets and top-of-the-line Miele appliances, including an oven and microwave. Ample storage is available in the entrance hallway. This residence comprises two generous double bedrooms with built-in wardrobes and luxurious, fully tiled en-suite shower rooms. One Tower Bridge provides a dedicated concierge and security team. Residents enjoy access to a private spa with sauna, steam room, and Jacuzzi, a well-designed pool, a fully equipped gymnasium, and a fitness room for yoga or private training sessions. Additional amenities include a residents' lounge, private meeting room, golf simulator, spa with massage services available for residents and the property also comes with private underground parking space.

CHESTERTONS



Sandringham House

Earls Way, SE1

- 2 Double bedrooms
- Large Open Planned Kitchen/Reception
- Leisure Facilities with Swimming Pool
- Private Underground Parking
- Lift Access
- 24 hr Concierge Service
- Modern Balcony
- Communal Garden



The EWS1 form indicates an A2 result, signifying the use of some combustible materials in the construction. However, a completed risk assessment confirms no remedial action is required. Located moments from the City, this prime central London address rests between Tower Bridge and More London, less than 0.25 miles from the City of London financial district. Cultural attractions such as Tate Modern, National Theatre, Hayward Gallery, Festival Hall, Shakespeare's Globe, and the Imax cinema are nearby. Iconic London landmarks, including the Tower of London, Tate Modern, Borough Market, and The Shard, are easily accessible.

The nearest underground station, London Bridge (Northern and Jubilee lines), is 0.6 miles away, offering National Rail services to destinations like Brighton, Littlehampton, and Sevenoaks. Borough station (Northern line) is 0.4 miles away, while Tower Hill (District and Circle lines) is 1.3 miles away. All quoted times and distances are approximate."

Tenure: Leasehold 992 years 6 months
Service Charge: £18,000 p.a
Ground Rent: £1,500 p.a
Local Authority: London Borough of Southwark (Council Tax)
Council Tax Band: G

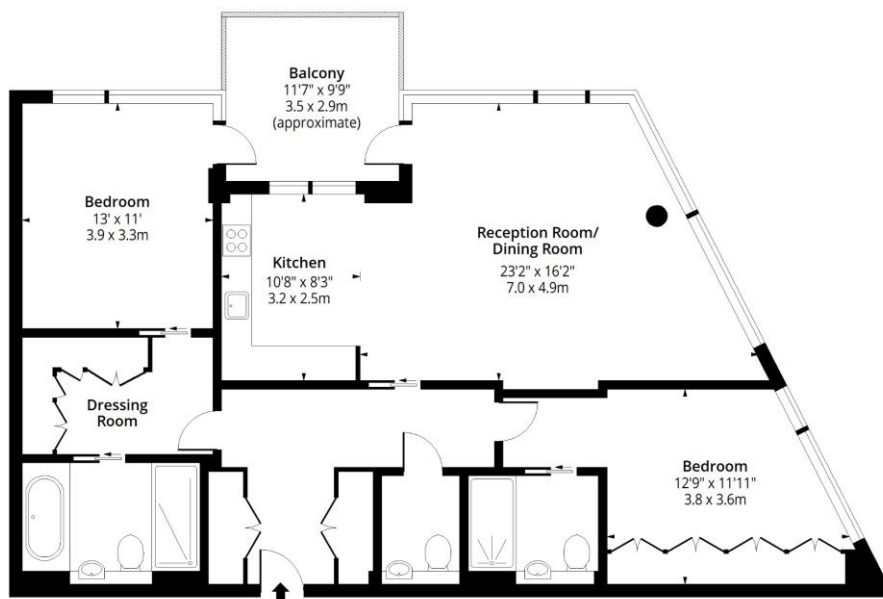
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Tower Bridge Sales

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Sandringham House, SE1

Approx. Gross Internal Area 1158 Sq Ft - 107.58 Sq M
Approx. Gross Balcony Area 95 Sq Ft - 8.82 Sq M



Third Floor

Floor Area 1158 Sq Ft - 107.58 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 11/10/2023



This paper is
100% recyclable