



# Southwark Bridge Road

London, SE1

Offers in excess of £950,000

Beautiful and contemporary three bedroom, two bathroom apartment with stunning winter garden boasting some of the most exceptional views across the London skyline.



# Southwark Bridge Road

## London, SE1

- Three Bedrooms
- Two Bathrooms
- Lift Access
- Long Lease
- Winter Garden
- Views Of The City
- 24 hr Concierge Service
- Business Centre
- Leisure Facilities



Perched on the ninth floor, this elegant and contemporary three-bedroom, two-bathroom apartment offers an exceptional living experience. Featuring a stunning winter garden, the apartment has breathtaking panoramic views of The City of London's iconic skyline, blending modern style with urban sophistication. Designed by Oakmayne, a multi-award-winning developer celebrated for its innovative approach and dedication to superior craftsmanship, the interiors of the apartment reflect an impeccable attention to detail, making it a standout purchase in London's sought-after Zone 1.

The residence is within a remarkable 41-storey tower in the vibrant heart of Southwark. This prestigious development offers a wealth of amenities, including a state-of-the-art residents-only gym, a luxurious clubroom complete with dining facilities, a private screening room, and the exclusive "Get Connected" lounge – perfect for both work and leisure. The building's impressive entrance is marked by a grand reception area, providing a warm welcome to residents and guests alike. The 24-hour concierge service ensures a seamless living experience, while the business and leisure hub on the ground floor offers the perfect blend of convenience and style, adding to the building's exceptional lifestyle offering. Situated near the evolving Elephant & Castle, the area continues to benefit from significant regeneration, further enhancing its appeal.

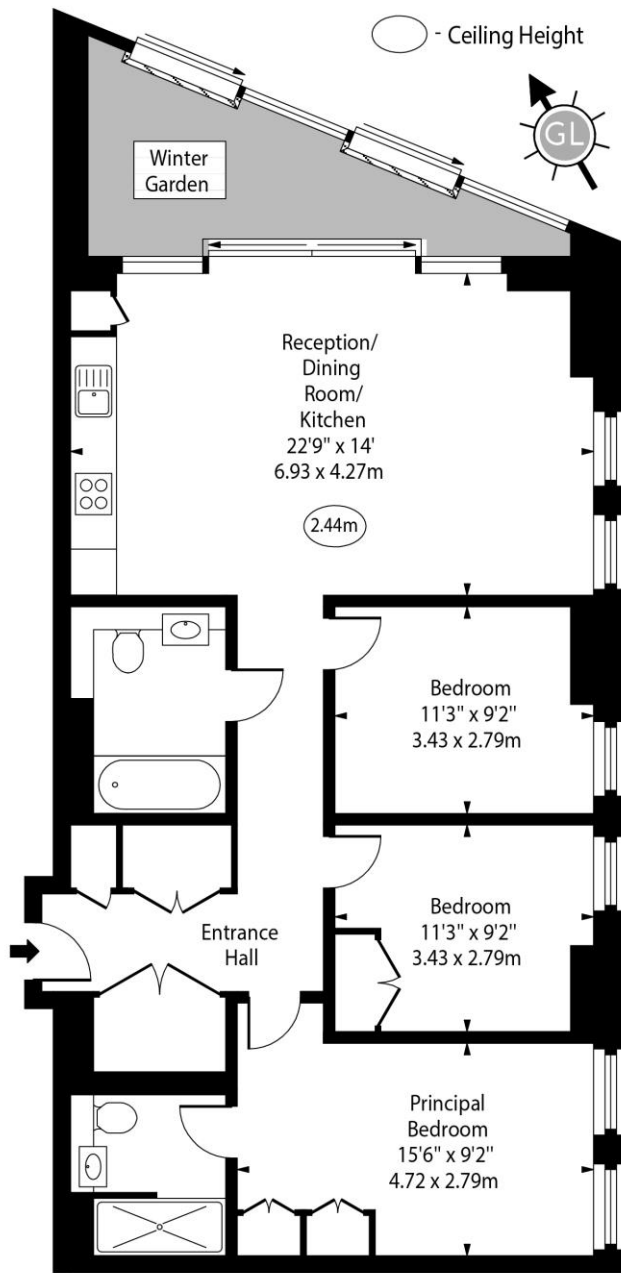
**Tenure:** Leasehold 992 years 4 months  
**Service Charge:** £7007.4 pa  
**Ground Rent:** £0 Peppercorn  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** F

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-)	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, Scotland & Wales		EU Directive 2002/91/EC	

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# Southwark Bridge Road, SE1



Ninth Floor

Approx Gross Internal Area 970 Sq Ft - 90.11 Sq M  
(Excluding Winter Garden)

Approx Gross Internal Area 1100 Sq Ft - 102.19 Sq M  
(Including Winter Garden)

For Illustration Purposes Only - Not To Scale

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