



Balmoral House

Earls Way, SE1

Asking Price £1,250,000

A luxurious two-bedroom, two-bathroom apartment in Balmoral House, One Tower Bridge, offering exceptional living on the South Bank of the River Thames with access to world-class amenities and prime central London location.



Balmoral House

Earls Way, SE1

- Two Double bedrooms
- Two Bathrooms
- Large Balcony
- Large Open Plan Kitchen/Reception
- Gym / Leisure Facilities with Swimming Pool
- Lift Access
- 24 hr Concierge Service
- Communal Garden
- Concierge
- Golf Course Simulator



Situated on the first floor, this corner apartment features expansive floor-to-ceiling windows, flooding the space with natural light and leading to a large private balcony overlooking a beautifully maintained communal garden. The open-plan reception room, sleek kitchen with Miele appliances, and generous storage offer the perfect blend of style and functionality. Two double bedrooms with built-in wardrobes, including a luxurious en-suite bathroom, complete this impressive residence.

Residents of One Tower Bridge enjoy exclusive access to amenities such as a private spa, heated swimming pool, jacuzzi, sauna, steam room, gym, fitness room, and golf simulator. Additional conveniences include a 24-hour concierge service, underground parking with rental available, and a private meeting room. Ideally located less than 0.25 miles from the City of London, this apartment offers easy access to cultural landmarks, dining, and transport links, including London Bridge and Borough stations.

Tenure: Leasehold 985 years 8 months
Service Charge: £12000 pa
Ground Rent: £1200 pa
Local Authority: London Borough of Southwark
Council Tax Band: F

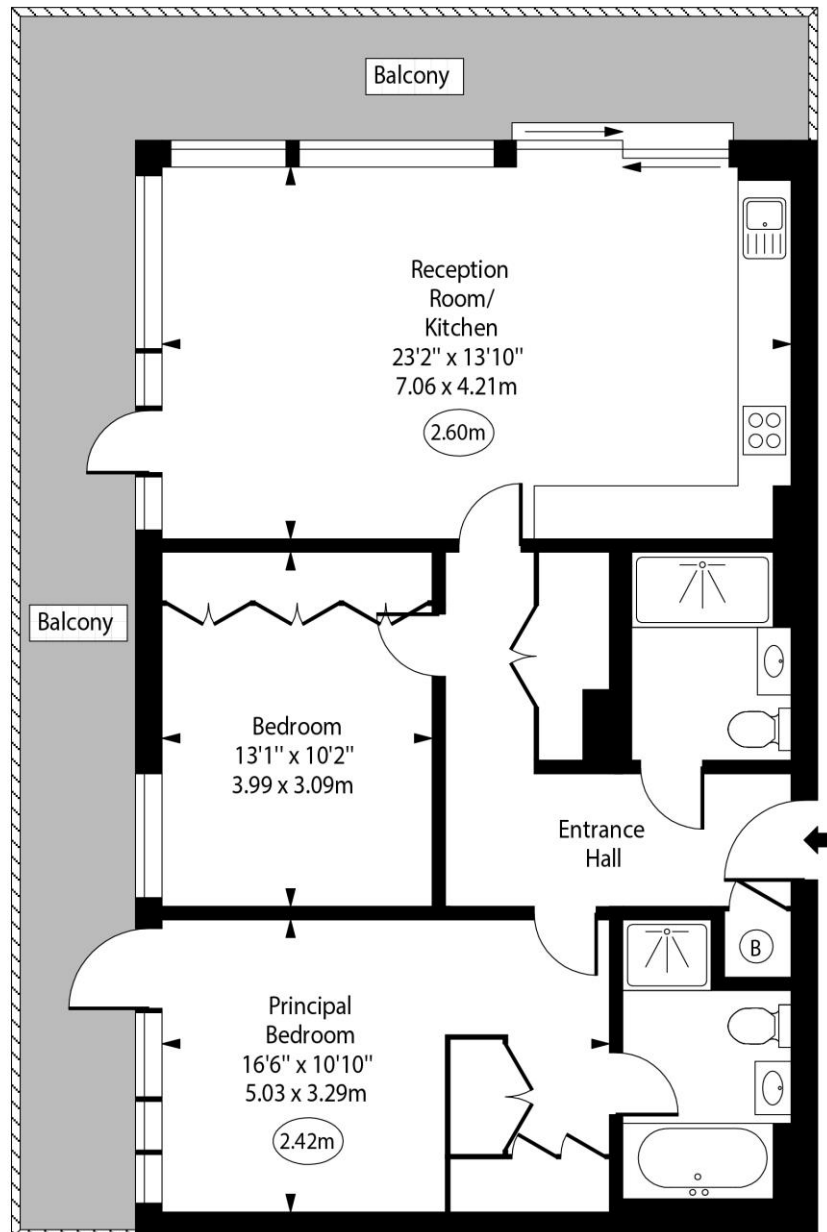
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Balmoral House, Earls Way, SE1

○ - Ceiling Height



First Floor

Approx Gross Internal Area 898 Sq Ft - 83.42 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
 Ref. No. 026404J

