



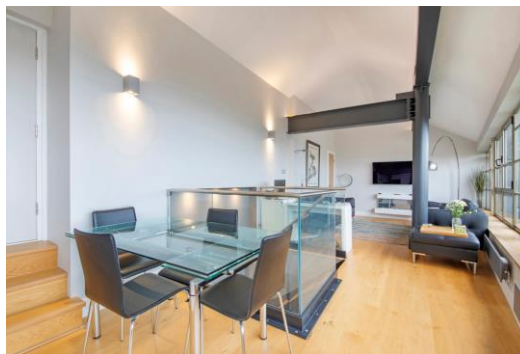
The Circle

Queen Elizabeth Street, SE1

Asking Price £1,350,000

Exceptional Three-Bedroom Duplex Penthouse with Expansive Roof Terrace in the Prestigious Circle Development, Shad Thames

CHESTERTONS



The Circle

Queen Elizabeth Street, SE1

- Three Bedrooms
- Three Bathrooms
- Open Plan Kitchen / Dining & Living Room
- Large Roof Terrace
- Two Private Balconies
- Secure Allocated Parking
- Utility / Laundry Room
- Concierge 24/7
- Leisure Facilities
- Great Location
- Excellent Transport Links



Set across the fourth and fifth floors of the acclaimed Circle development, this remarkable three-bedroom duplex penthouse offers an unparalleled standard of contemporary living in one of Shad Thames' most desirable riverside enclaves. Designed with both elegance and functionality in mind, the property features a voluminous open-plan reception and kitchen / dining area, where floor-to-ceiling windows bathe the space in natural light and lead directly onto an expansive private roof terrace — an idyllic setting for sophisticated entertaining or serene outdoor relaxation. The sleek, bespoke kitchen is fitted with premium Corian work surfaces and integrated appliances and flows seamlessly into the living / dining area, creating a refined yet welcoming heart to the home. The lower level comprises three generously proportioned double bedrooms, each thoughtfully designed to maximise comfort and light. Two of the bedrooms have floor-to-ceiling fitted wardrobes and enjoy access to private balconies overlooking the beautifully maintained communal gardens, offering a rare sense of tranquillity within central London. Three contemporary bathrooms (two en-suite) are luxuriously appointed combining clean lines with high-end finishes. Further benefits include a laundry / utility room and stunning tailor made glass, stainless steel and oak staircase and an allocated underground parking space, a 24-hour concierge service, and access to residents' leisure facilities. Ideally located just moments from the vibrant restaurants, galleries, and riverside walks of Shad Thames, the property is also within easy reach of London Bridge and Tower Hill stations, providing superb connectivity across the capital. This exceptional penthouse represents a rare opportunity to acquire a truly luxurious residence in a prime London location.

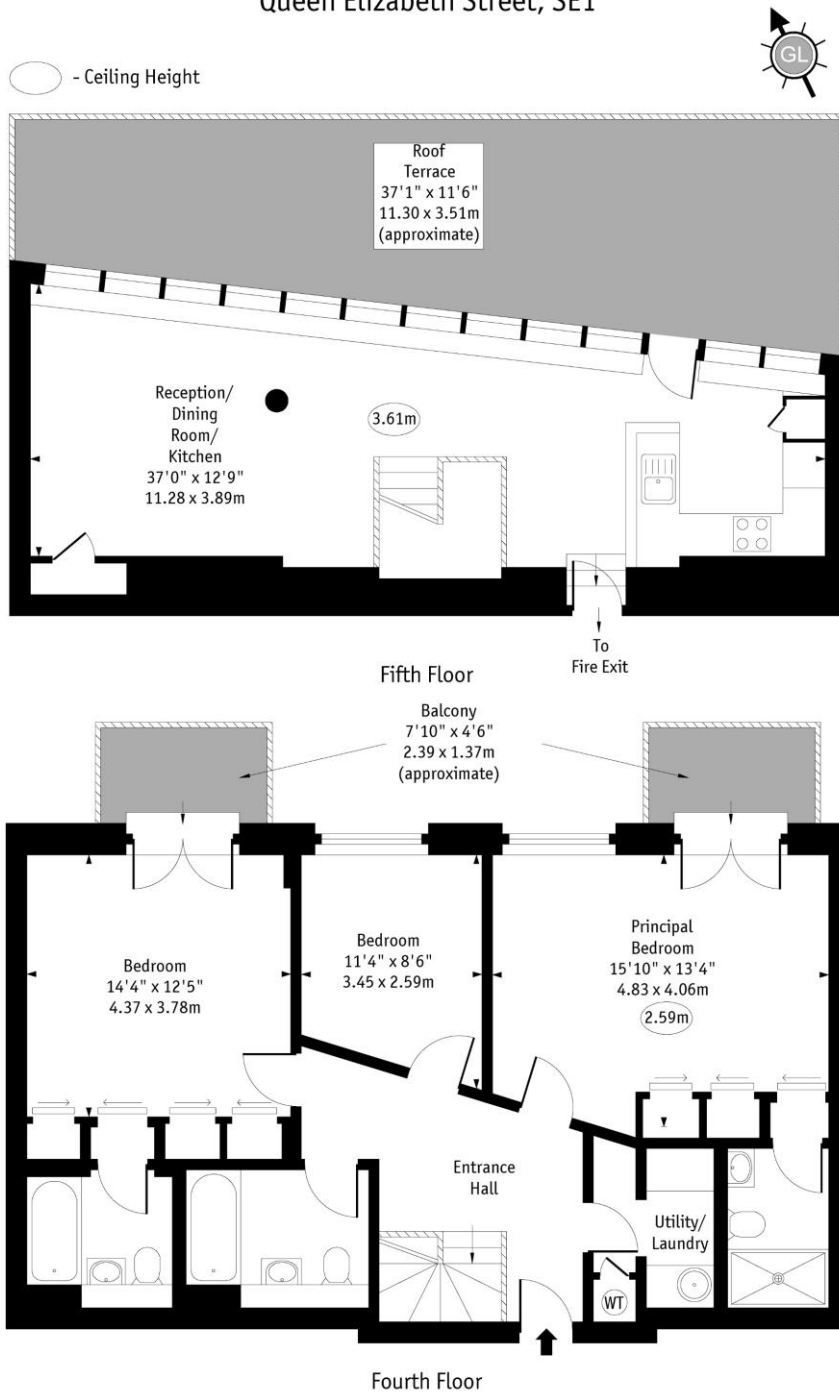
Tenure: Leasehold 986 years
Service Charge: £8839.2 pa (includes costs for parking space)
Ground Rent: £400 pa
Local Authority: London Borough of Southwark
Council Tax Band: G

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 64 D | 70 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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The Circle,
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Approx Gross Internal Area 1244 Sq Ft - 115.57 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only.
Measured according to the RICS IPMS 2. Not To Scale.
www.goldlens.co.uk
Ref. No. 027836KH