



Balmoral House

Earls Way, SE1

Asking Price £850,000

Positioned in one of London's most iconic locations just moments from Tower Bridge, this beautifully finished fifth-floor apartment in the prestigious One Tower Bridge development offers luxury living in the heart of SE1.

Spanning approximately 772 square feet, the apartment features a bright and airy open plan living and dining area that leads out to a large private balcony. This impressive outdoor space enhances the sense of light and openness throughout the home and provides an ideal setting for relaxing or entertaining.

The apartment features a beautifully appointed living and dining area, enhanced by elegant parquet flooring that complements the sophisticated interior. Floor-to-ceiling windows flood the space with natural light and open onto a large private balcony, perfect for outdoor relaxation or entertaining.

CHESTERTONS



Balmoral House

Earls Way, SE1

- 5th Floor
- Two Bedrooms
- Large Balcony
- Bright & Airy Open Plan Kitchen/Reception
- Gym / Leisure Facilities with Swimming Pool
- Lift
- 24 hr Concierge Service
- Communal Garden
- Golf Course Simulator



The kitchen is fitted with high-end Miele appliances, including a wine cooler and built-in coffee machine, combining luxury with practicality.

The principal bedroom is generously proportioned with bespoke fitted wardrobes and luxurious finishes, creating a peaceful retreat. The bathroom is finished to an exceptional standard with marble flooring, a built-in bath with tiled surround, and a separate walk-in shower, reflecting the overall premium quality throughout the apartment.

Residents of One Tower Bridge benefit from world-class amenities including a 24-hour concierge, state-of-the-art gym, swimming pool, spa with sauna and steam room, virtual golf room, and an exclusive business lounge. Secure underground parking is also available. Located just 0.3 miles from London Bridge Station, the development offers excellent transport links within a secure and well-maintained environment.

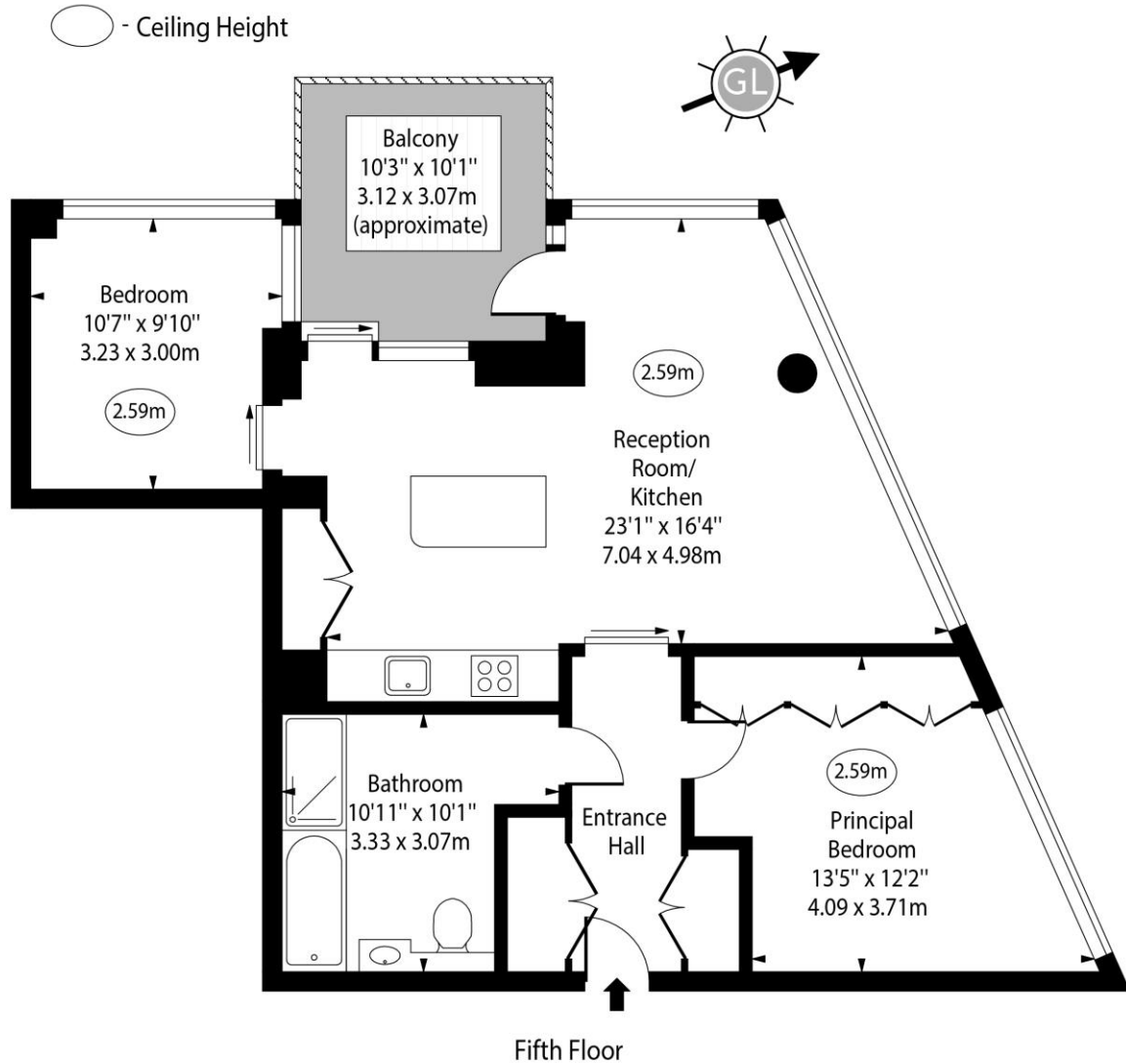
Tenure: Leasehold 985 years 4 months
Service Charge: £10,000 p.a
Ground Rent: £988 p.a
Local Authority: London Borough of Southwark
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Tower Bridge Sales

220 Tower Bridge Road
Tower Bridge
London
SE1 2UP
towerbridge@chestertons.co.uk
020 7357 7999
chestertons.co.uk

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Approx Gross Internal Area 772 Sq Ft - 71.72 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. Not To Scale.

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