



Delphini Apartments

10 St. Georges Circus, SE1

Offers in excess of
£575,000

Nestled in a coveted location at St Georges Circus, between Waterloo, Borough and Elephant & Castle, this sophisticated and meticulously designed one-bedroom apartment exudes charm and modern living.



Delphini Apartments

10 St. Georges Circus, SE1

- Modern
- One Bedroom Apartment
- Lift Access
- 3rd Floor
- Winter Garden Balcony
- 991 Year Lease
- 24h Concierge
- Modern Gym
- Viewing Platform



Boasting a luminous interior presented to the highest standard, the property comprises an inviting open-plan living room and kitchen area, complemented by a winter garden that adds a touch of serenity to the space, making a delightful sunroom, perfect for basking in natural light. The generously proportioned double bedroom provides ample comfort, complemented by a sleek three-piece bathroom and an array of storage options.

Residents of this premier modern development enjoy access to a range of amenities, including a 24-hour concierge service, a residents' lounge, communal terrace, and a well-equipped gym.

Situated along Blackfriars Road, the residence provides effortless connections to Southwark, Waterloo, Waterloo East, and the vibrant Southbank area. Blackfriars Station and the bustling City are conveniently accessible via a short stroll over the nearby bridge.

Tenure: Leasehold 990 years 10 months
Service Charge: £4128 p.a.
Ground Rent: £375 p.a.
Local Authority: London Borough of Southwark
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B	85	85
(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	

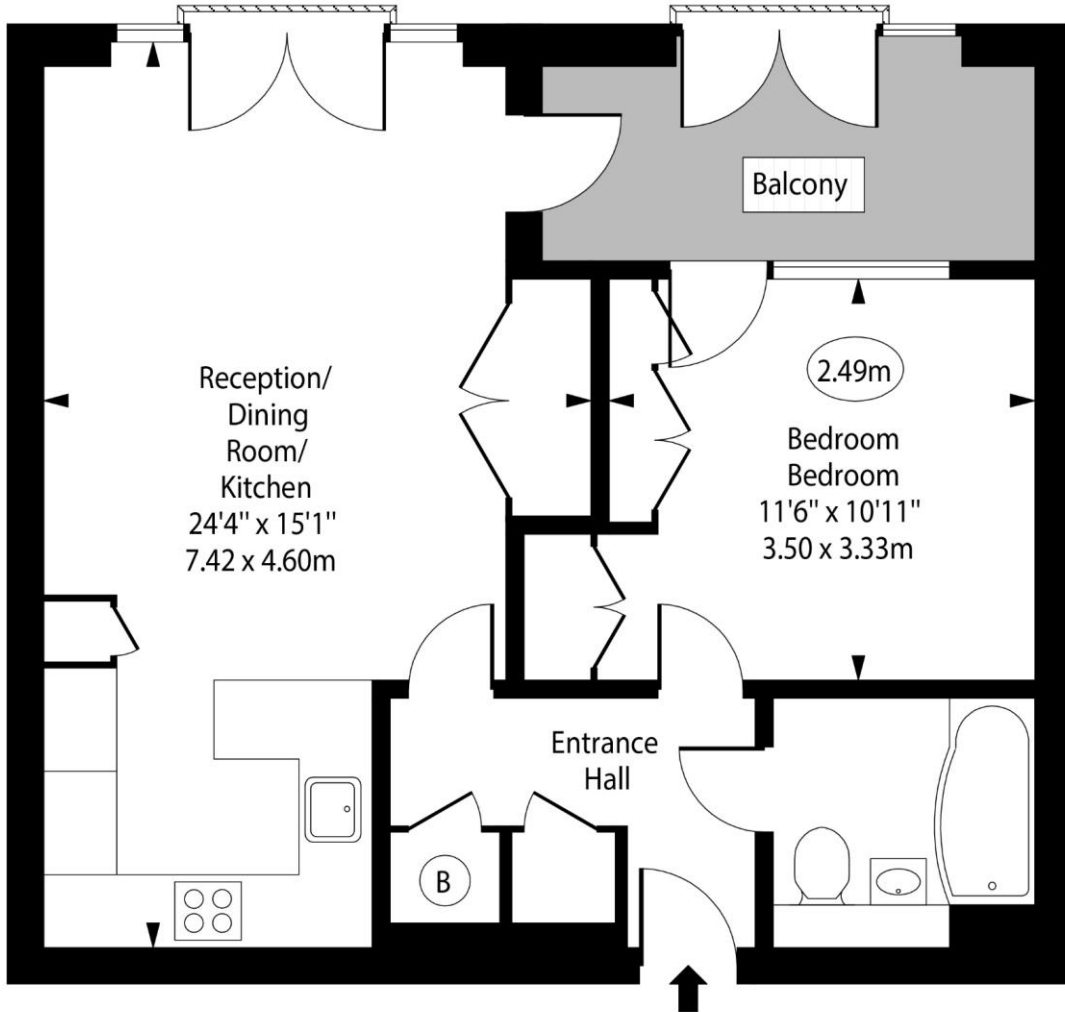
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Delphini Apartments, St. Georges Circus, SE1



○ - Ceiling Height



Third Floor

Approx Gross Internal Area 556 Sq Ft - 51.65 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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