

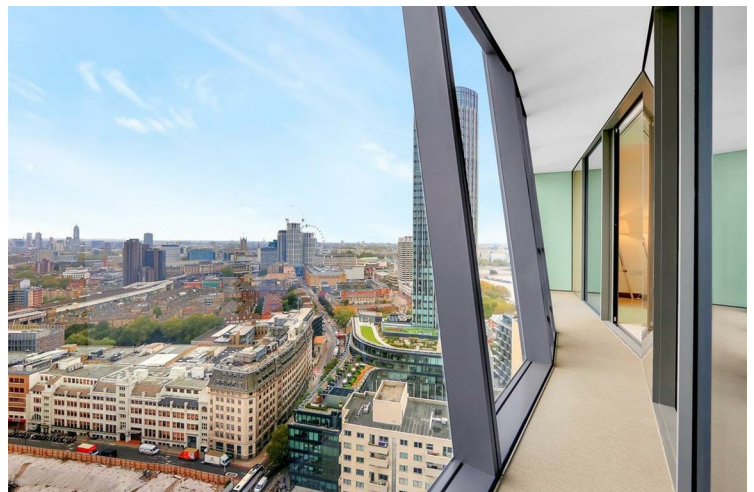
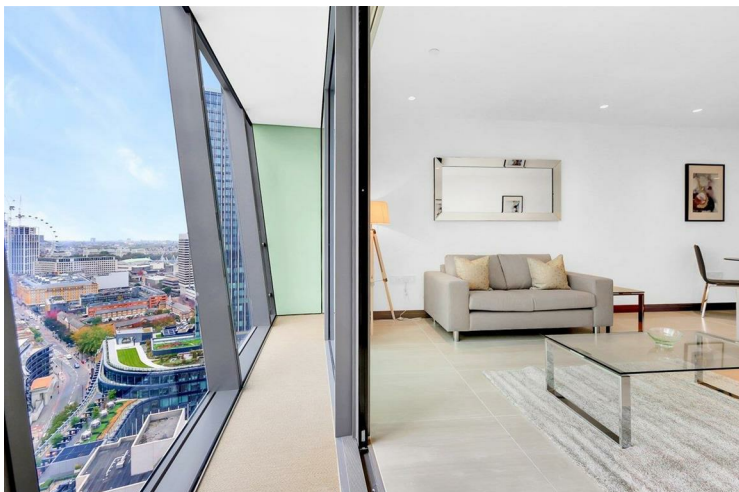


## 168 One The Blackfriars Southwark

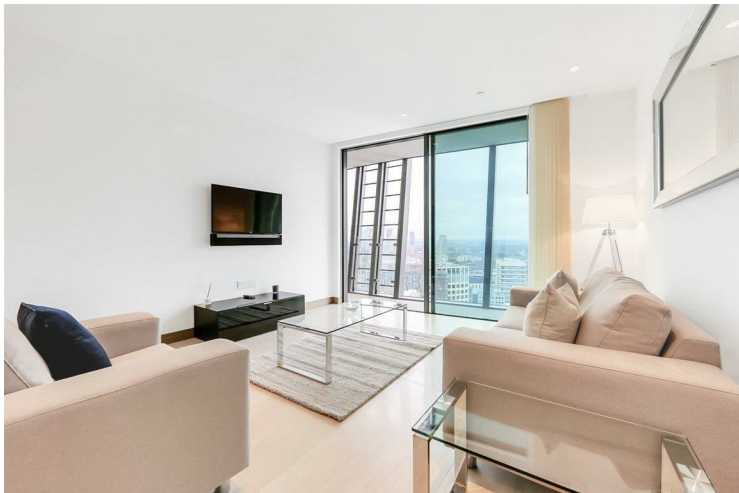
**£1,300,000**  
**LEASEHOLD**

Exceptional new build apartment set on the 24th floor of the iconic St. George development at One Blackfriars Rd. The property measures up at 827+ sq ft, is South facing and comprises a large double bedroom with built in storage and access onto a winter garden, a bright open plan kitchen/reception room with also access onto it's own private winter garden overlooking the City with spectacular views of the River, Westminster and the London Eye.

The tower rises 50 storeys and features exquisite on-site facilities, including a 20 metre swimming pool with spa including hydrotherapy loungers, a private screening/cinema room, 32nd floor executive club lounge with panoramic views, golf simulator, a winery, luxury thermal suite with treatment room and a state of the art gymnasium with a zen garden which is ideal for yoga. A dedicated concierge service also offers a variety of world class services.



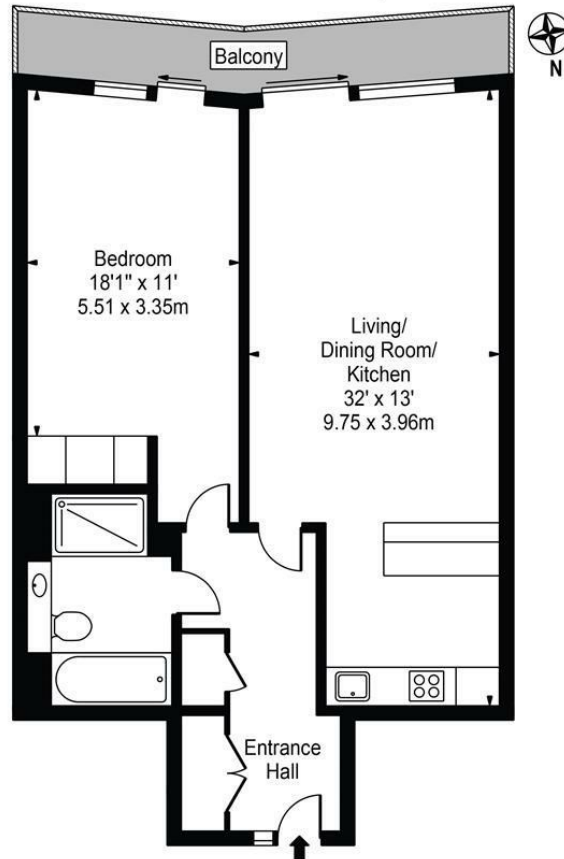
- One Bedroom Apartment • One The Blackfriars • 24th Floor • 822 Sq Ft • Superb Views of London • 24/7 Concierge Service





# Blackfriars

Approx. Gross Internal Area 822 Sq Ft - 76.37 Sq M



Twenty Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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