

BRAND NEW ONE BEDROOM APARTMENT

ONE BATHROOM

4TH FLOOR

EAST-FACING PRIVATE WINTER GARDEN

55" LIVING ROOM TV AND 40" BEDROOM TV

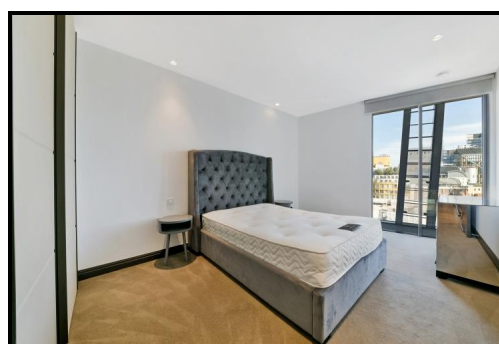
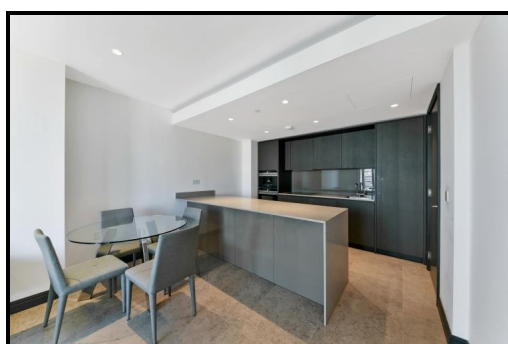
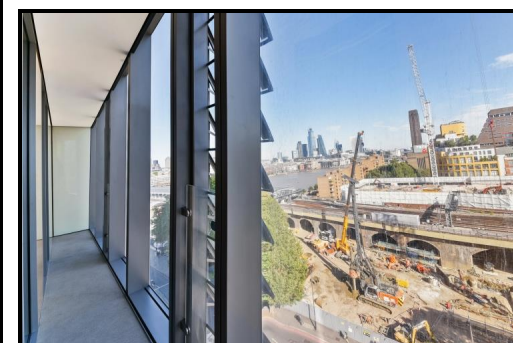
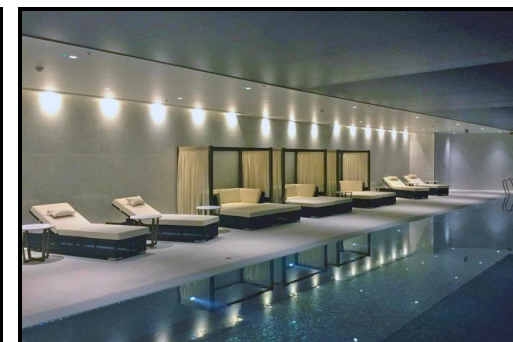
A brand new one bedroom, one bathroom apartment on the 4th floor of One Blackfriars, an impressive riverside development ideally located for transport links and amenities. This apartment includes an inviting living and dining area, fitted kitchen with integrated appliances, underfloor heating, comfort cooling, floor-to-ceiling windows and an east-facing private winter garden.

**£950,000 (Leasehold)**



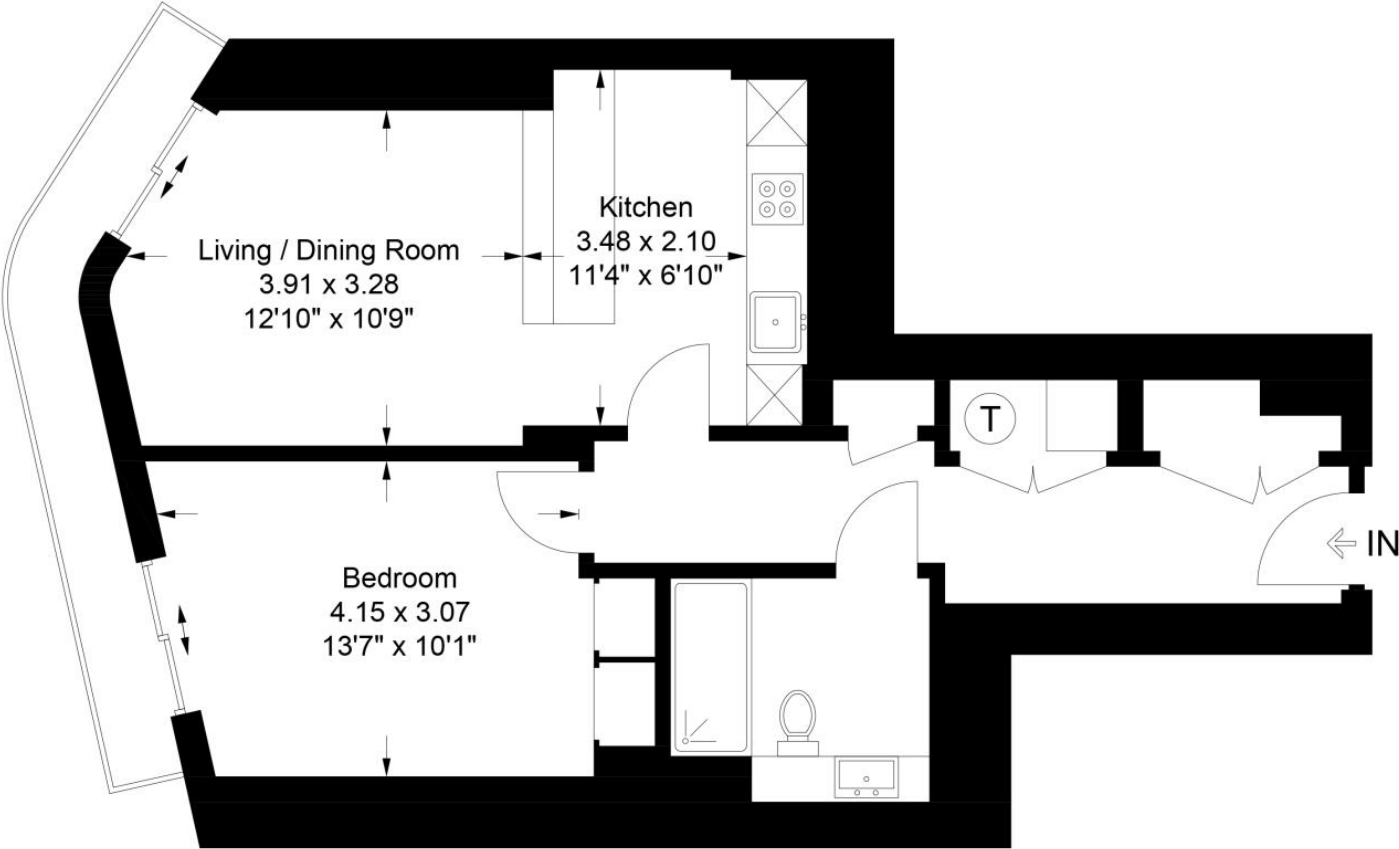
**ONE BLACKFRIARS, BLACKFRIARS ROAD,  
LONDON SE1**

**£950,000 (Leasehold)**



**One Blackfriars**

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft

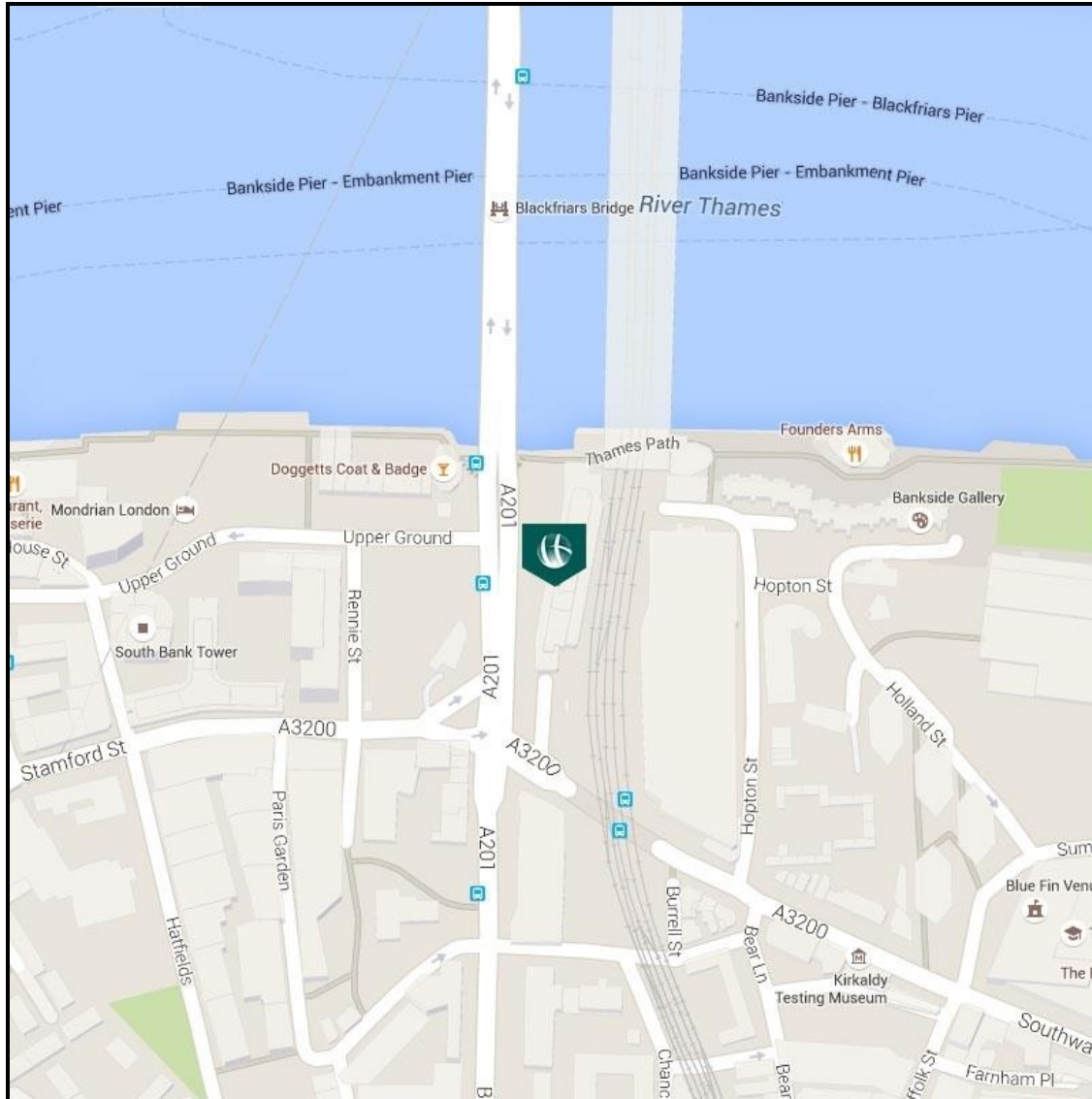


Chase Evans makes every attempt to ensure accuracy, however all measurements are approximate.  
All aspects of this floor plan are for illustrative purposes only and not to scale. Errors and omissions excepted (E&OE).



# ONE BLACKFRIARS, BLACKFRIARS ROAD, LONDON SE1

£950,000 (Leasehold)



Energy Efficiency Rating		Environmental Impact Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>	<b>92</b>	<b>92</b>
(81-91) <b>B</b>	<b>85</b>	<b>85</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>	
				EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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