

- STUDIO APARTMENT
- 517 SQ.FT.
- GENEROUS WINTER GARDEN
- IMPRESSIVE FACILITIES
- EXECUTIVE LOUNGE

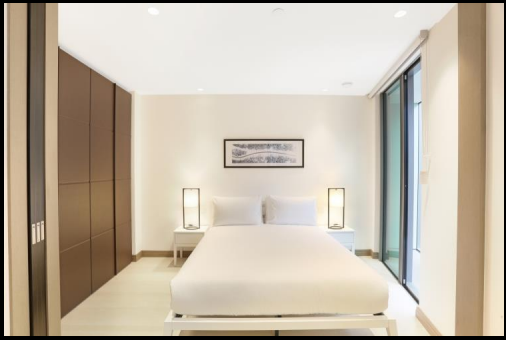
Spacious 517sq.ft. studio apartment on the 3rd floor of the ground breaking One Blackfriars, SE1. Comprising an elegant fitted kitchen with integrated appliances, a bright & airy living area with floor-to-ceiling windows opening to a generous west-facing winter garden. An inviting sleeping area with fitted wardrobes and a contemporary shower room suite plus additional fitted storage in the hall.

**£910,000 (Leasehold)**

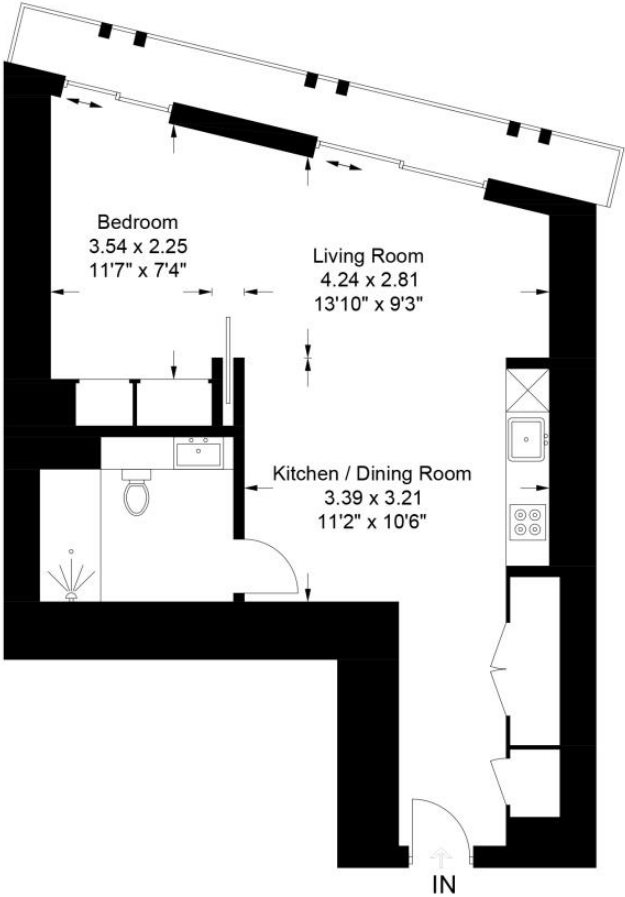


**ONE BLACKFRIARS, SOUTHWARK, LONDON SE1**

**£910,000 (Leasehold)**



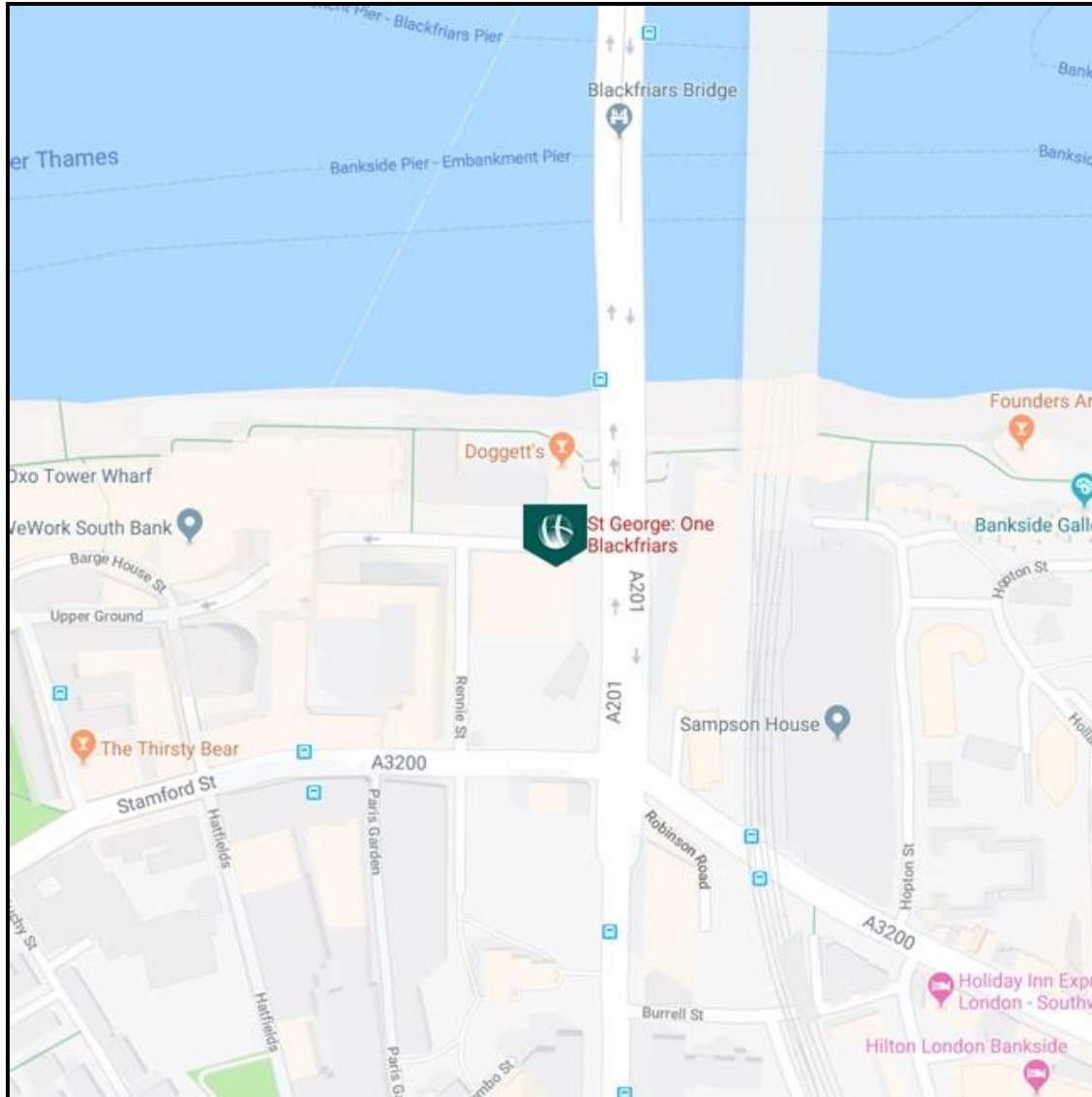
Blackfriars Bridge Road, SE1  
Approximate Gross Internal Area = 51.7 sq m / 556 sq ft



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, SOUTHWARK, LONDON SE1

£910,000 (Leasehold)



Energy Efficiency Rating		Environmental Impact Rating	
	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>
(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.	

[View Property](#)

Contact Information:

**Elephant and Castle Office**  
 5 St Gabriel Walk, London, SE1 6FS  
 Tel: 020 3869 2888  
 Email: [ajames@chaseevans.co.uk](mailto:ajames@chaseevans.co.uk)