

## One Blackfriars, 1 Blackfriars Road, Southwark, SE1

Asking price **£925,000** | Leasehold



# One Blackfriars, 1 Blackfriars Road, Southwark, SE1



1 Bedroom



1 Bathroom



1 Reception



Winter Garden



Gymnasium



Cinema Room



Swimming Pool



24-Hour Concierge



0.1 MI Blackfriars

Luxury 10th floor, studio apartment situated within the ground-breaking One Blackfriars, SE1. The property comprises a spacious living/dining room and bespoke fitted & integrated kitchen with wine cooler & coffee machine. Large format windows open to a generous east facing winter garden with views of the city and St. Pauls. Modern bathroom suite and a contemporary sleeping area with fitted wardrobe.

Residents enjoy use of 24-hour concierge service, spa, swimming pool, private cinema and a fitness suite overlooking the private gardens. There are

cultural attractions such as the Tate Modern, The SEA LIFE London Aquarium and London Eye all within walking distance. Locally, this property is merely 7mins from Southwark Underground Station for Jubilee Line services and 10mins from Waterloo East for South Eastern Rail. Just over half a mile away are Waterloo Underground and Rail Stations for all Bakerloo, Northern, Waterloo & City and South Western Rail services.

**Tenure:** Leasehold (996 years remaining)

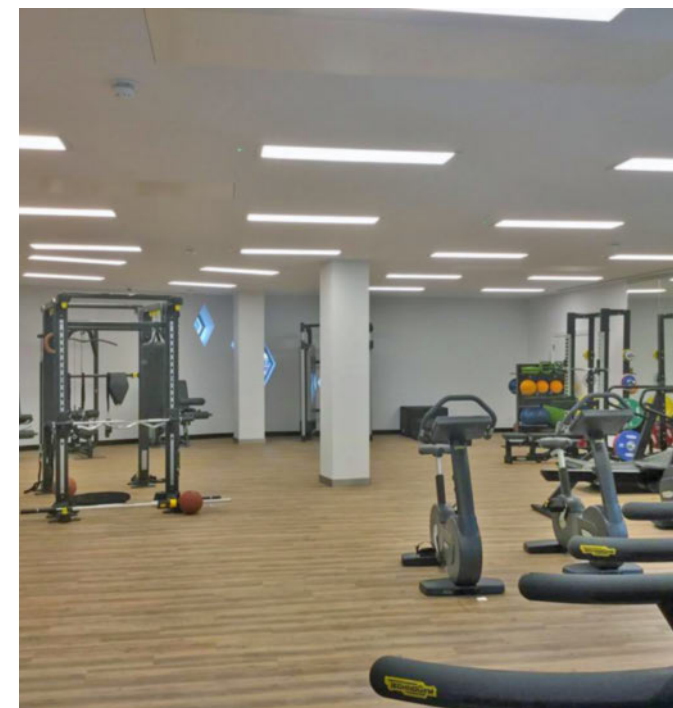
**Local Authority:** Southwark Council

**Ground Rent:** TBA

**Council Tax Band:** F

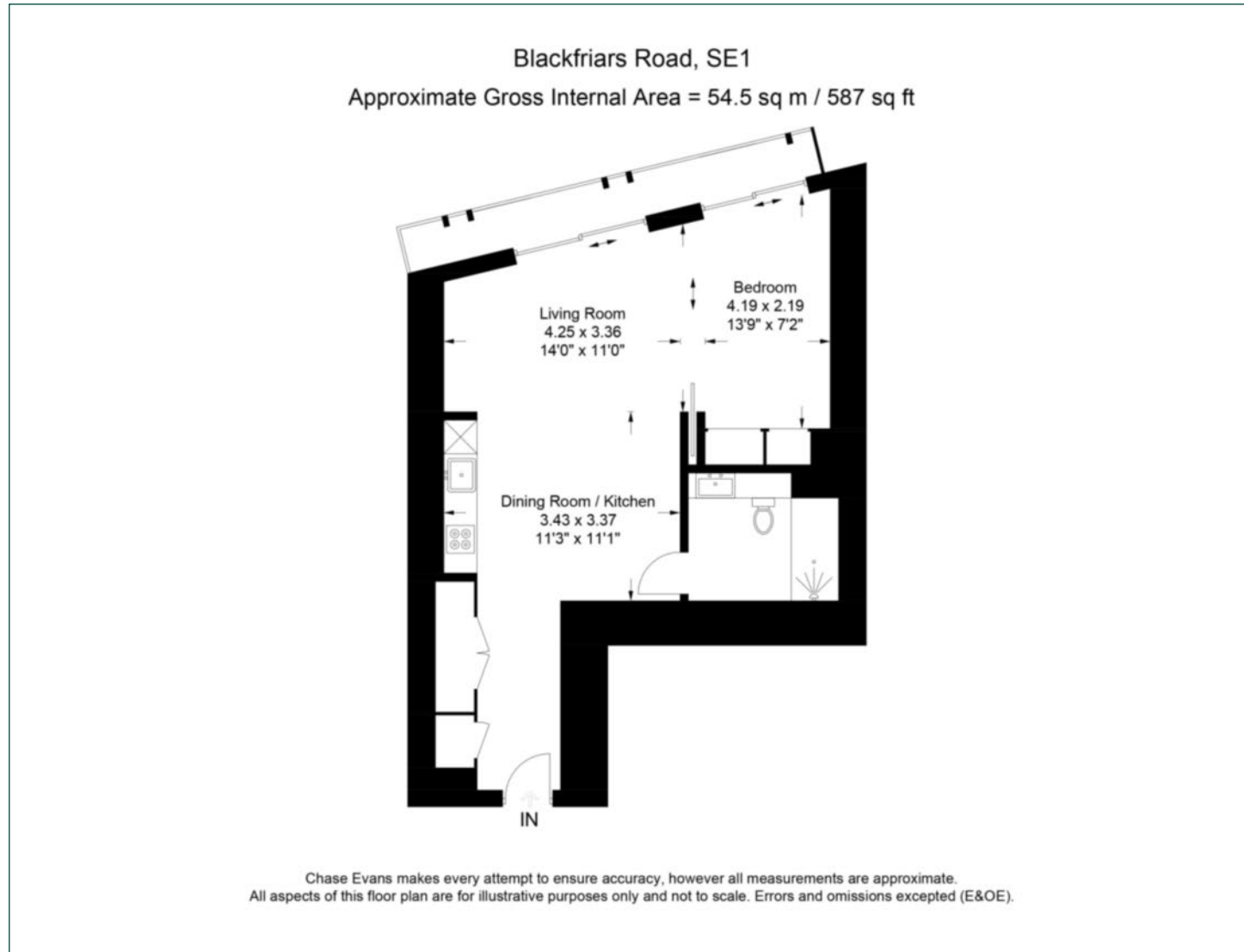
**Service Charge:** £8.50 psf p.a. TBC

**EPC:** B



# Floorplan

570 sq ft | 54.5 sq m



## Elephant & Castle

One The Elephant, 5 St Gabriel Walk, London, SE1 6FA

## Sales

020 3869 2898 | eandc.sales@chaseevans.co.uk

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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