



One Blackfriars, Blackfriars Road, Southwark, SE1

Asking price **£1,300,000** | Leasehold



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1 Bedroom



1 Bathroom



1 Reception



Winter Garden



Gymnasium



Prime Location



Local Amenities



24-Hour Concierge



0.1 MI Blackfriars

A luxury one bedroom property set within the landmark development One Blackfriars, SE1. Accommodation spans 807 sq ft / 75 sq m, the largest one bedroom apartment of its type in this development. Comprising an elegant fitted kitchen with integrated appliances, a bright & airy living area with floor-to-ceiling glazing opening to a generous south-facing winter garden. A good sized bedroom with fitted wardrobes and a spectacular shower room suite. Benefiting from a spacious reception hallway with extra storage which none of the other one bed apartments feature.

Originally described by the developers as a 'Gainsborough' style apartment as part of the Turner Collection, the Gainsborough units are situated on the back side of the block with incredible vistas south.

The development provides access to a 32nd floor executive lounge, spa, screening room, fitness suite and wine cellar upon completion.

The area surrounding One Blackfriars has a great selection of amenities. There are cultural attractions such as the Tate Modern and the Royal Festival Hall play host to a wide variety of events throughout the year. The SEA LIFE London Aquarium and London Eye are within walking distance providing ideal places for days out. The development is located merely 2mins from Blackfriars National Rail station and 6mins from Blackfriars Underground for Circle, District, Thameslink and South Eastern journeys. Just over half a mile away are Waterloo Underground and Rail Stations for all Bakerloo, Northern, Jubilee, Waterloo & City and South Western Rail services.



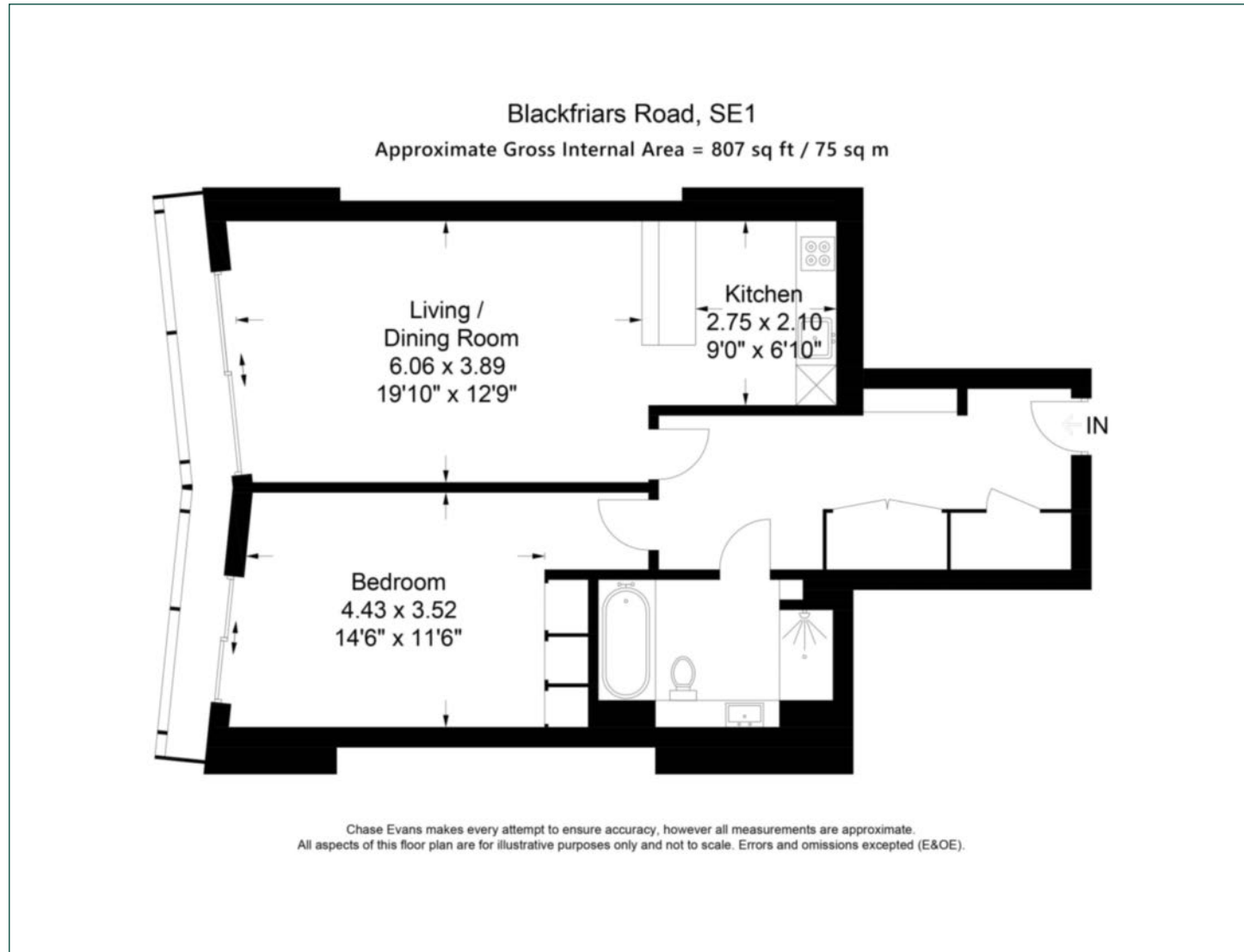
Tenure: Leasehold (994 years remaining) **Local Authority:** Southwark Council

Ground Rent: £525 p.a. **Council Tax Band:** F

Service Charge: £6.50 psf p.a. on launch **EPC:** B

Floorplan

807 sq ft | 75 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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