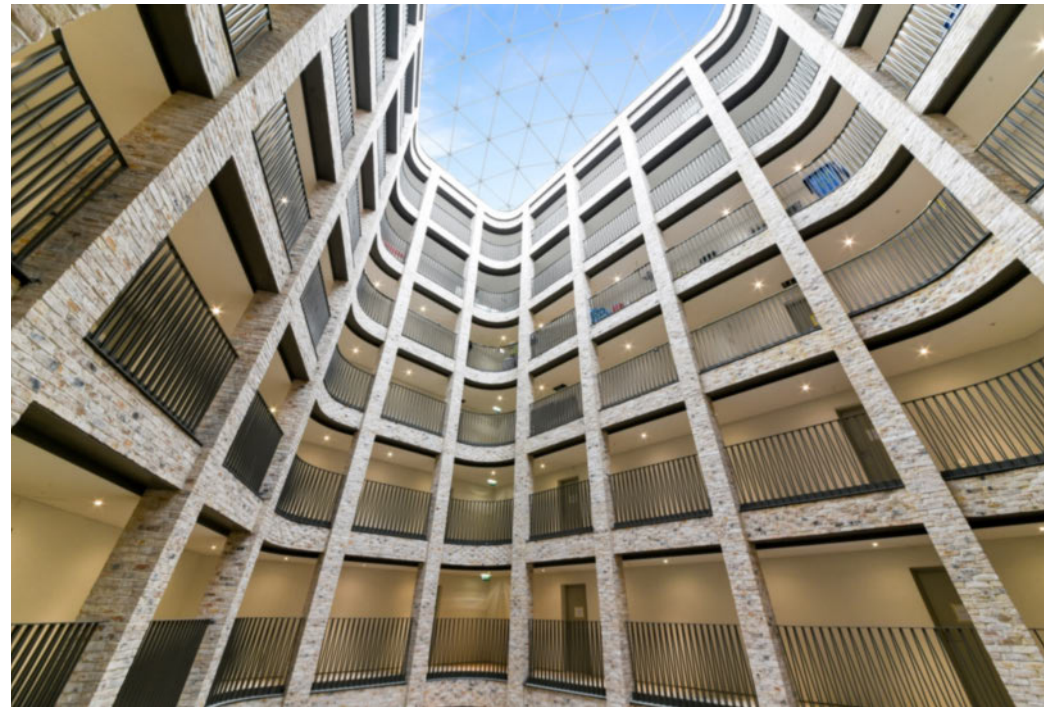













## Delphini Apartments, St Georges Circus, Blackfriars, SE1

Asking price **£575,000** | Leasehold



# Delphini Apartments, St Georges Circus, Blackfriars, SE1

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Winter Garden
-  Gymnasium
-  Communal Garden
-  Local Amenities
-  24-hour Concierge
-  0.3 MI Elephant & Castle

Modern one bedroom property set within the impressive Blackfriars Circus development, located in a prime SE1 location.

This property includes an inviting living space which leads to a generous winter garden, stylish fitted kitchen featuring silestone worktop, LED strip lighting and integrated AEG appliances also providing a good amount of cupboard storage, underfloor heating, comfort cooling, porcelain tiled flooring, floor to ceiling glazing, large bedroom with fitted storage also providing access to the winter garden, modern bathroom with smart fixtures and fittings. Excellent storage throughout.

Residents have access to on-site facilities include a 24-hour concierge service and a residents' gymnasium, landscaped communal gardens. The complex also offers on-site Starbucks Café and Tesco Express.

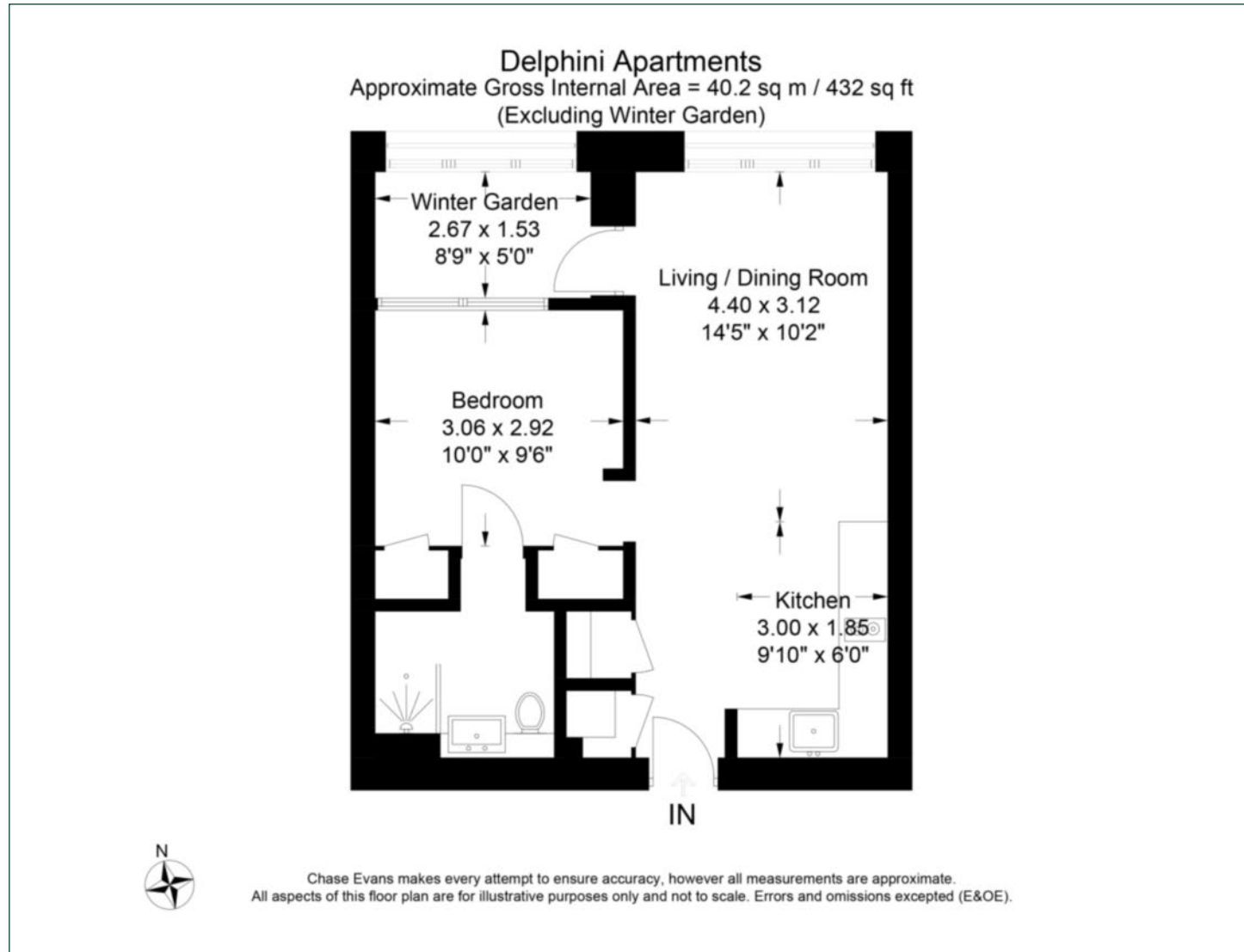
Local amenities are a short distance away with several shops, bars, restaurants and cafés nearby. Delphini apartments are well positioned for London's transport links, Blackfriars Circus is in Zone 1, situated on Blackfriars Road which is being transformed. There are also excellent transport links nearby including Waterloo Mainline Railway Station and Southwark Tube Station (Jubilee Line) just a short walk away.



<b>Tenure:</b>	Leasehold (992 years remaining)	<b>Local Authority:</b>	Southwark Council
<b>Ground Rent:</b>	£300 p.a.	<b>Council Tax Band:</b>	D
<b>Service Charge:</b>	£3,264.55 p.a. (2022-23)	<b>EPC:</b>	B

# Floorplan

432 sq ft | 40.2 sq m



## Elephant & Castle

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

## Sales

020 3869 2898 | [eandc.sales@chaseevans.com](mailto:eandc.sales@chaseevans.com)

## 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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