



## One Blackfriars, Blackfriars Road, Southwark, SE1

Asking price **£1,100,000** | Leasehold



# One Blackfriars, Blackfriars Road, Southwark, SE1



1 Bedroom



1 Bathroom



1 Reception



Winter Garden



Gym, Pool & Spa



Cinema



Sky Lounge



24-Hour Concierge



0.2 MI Southwark

Luxury one bedroom apartment set within the iconic development of One Blackfriars, SE1. Accommodation is expansive at 817 sq ft and includes an elegant fitted kitchen with integrated Miele appliances, a bright and airy living area with floor-to-ceiling windows opening onto a south-facing winter garden spanning the full width of the property. A spacious double bedroom with fitted wardrobes and a stylish, contemporary bathroom. Featuring fantastic city views, Italian marble flooring, low-voltage lighting and ample storage throughout.

The development provides access to a 32nd floor executive lounge, spa, screening room, fitness suite, including swimming pool and gym, 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 2 mins from Blackfriars National Rail station and 6 mins 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 (993 years remaining)

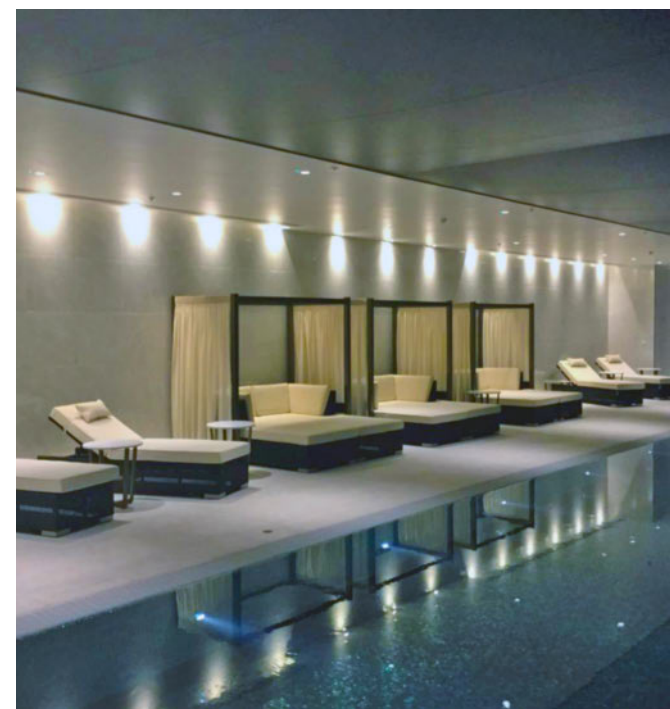
**Local Authority:** Southwark

**Ground Rent:** £525 p.a.

**Council Tax Band:** F

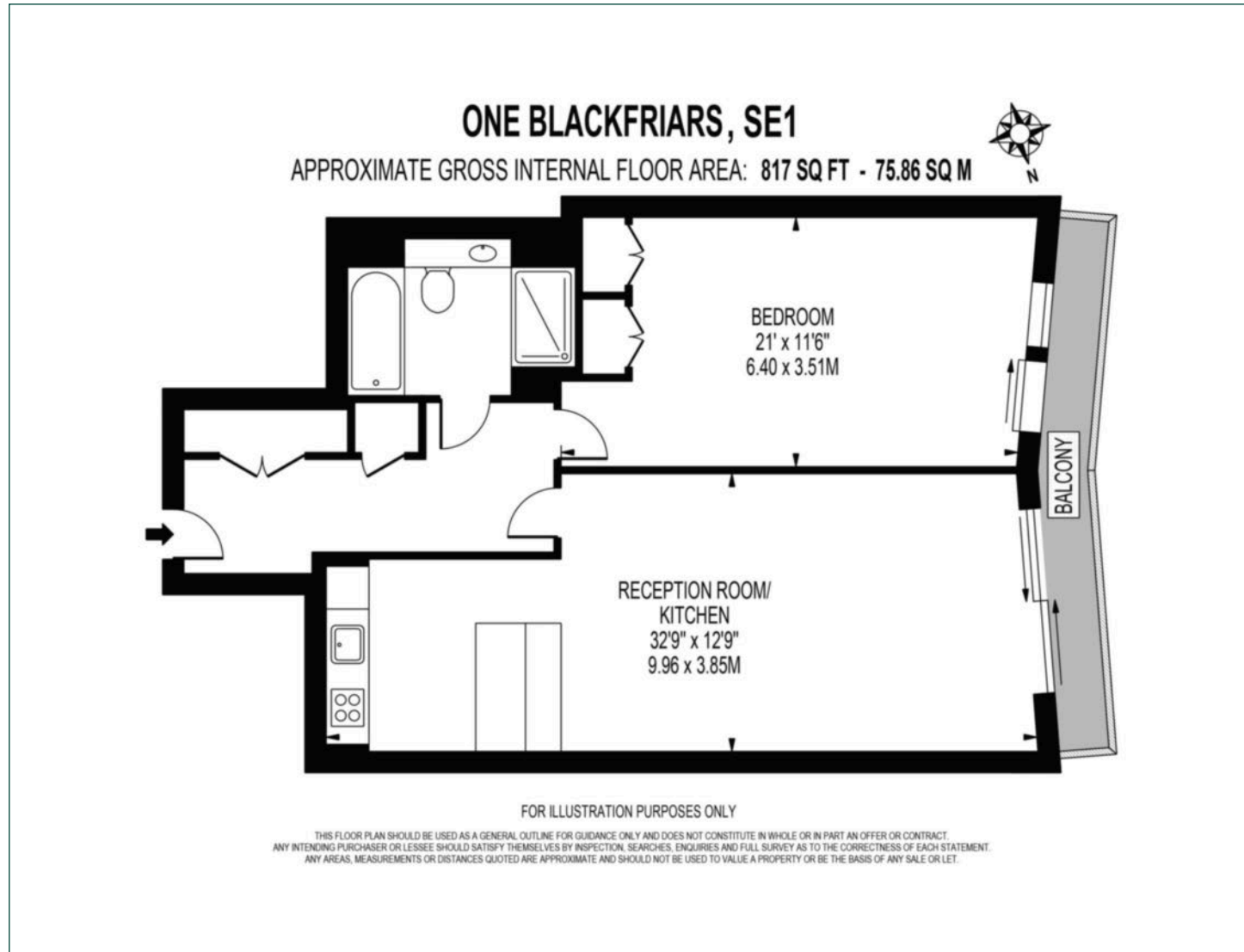
**Service Charge:** Approx. £12,000 p.a.

**EPC:** B



# Floorplan

817 sq ft | 75.86 sq m



## Elephant & Castle

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

## 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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