



One Blackfriars, Blackfriars Road, Southwark, SE1

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



One Blackfriars, Blackfriars Road, Southwark, SE1



1 Bedroom



1 Bathroom



1 Reception



Winter Garden



Gymnasium



Local Amenities



24-Hour Concierge



0.3 MI Blackfriars

PHOTOS FOR ILLUSTRATIVE PURPOSES ONLY

A bright one bedroom, one bathroom apartment on the 29th floor of One Blackfriars, an impressive riverside development ideally located for transport links and amenities. This apartment includes an inviting living and dining area, fitted kitchen with integrated appliances, underfloor heating, comfort cooling, floor-to-ceiling windows, fitted bedroom storage, stylish bathroom suite and a south-facing private winter garden.

The living space is enhanced with technology throughout including 55" TV in the living room, 40" TV in the bedroom, living room surround sound with subwoofer and amp, video streaming system and ceiling speakers that can stream sound conventionally through a TV or stereo system and wirelessly via

smart devices.

One Blackfriars also provides access to a 24 hour concierge service, residents' fitness suite, private screening room, wine cellar, spa and an executive lounge on the 32nd floor. The area surrounding One Blackfriars has a great selection of amenities capable of meeting a variety of needs. Cultural attractions such as the Tate Modern and the Hayward Gallery play host to a wide variety of events throughout the year from major exhibitions to classical music performances.

The SEA LIFE London Aquarium and London Eye are within walking distance providing ideal places for families to enjoy. The development is located near to several transport links including Southwark Underground station, providing a valuable transport link for commutes towards key destinations across the Capital.

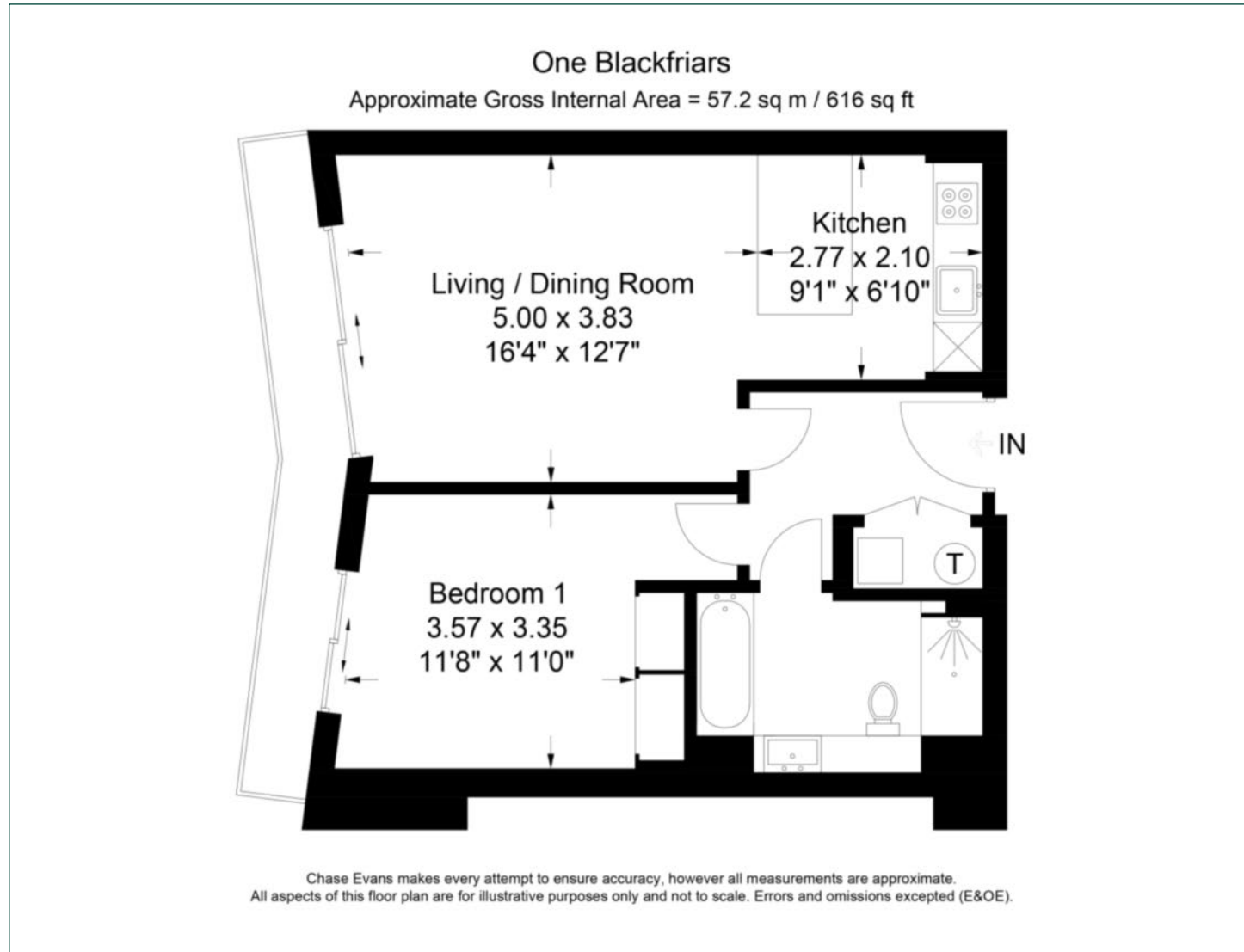
Tenure: Leasehold (993 years remaining) **Local Authority:** Southwark Council

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

Service Charge: £5,697 p.a. **EPC:** B

Floorplan

616 sq ft | 57.2 sq m



Elephant & Castle

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Sales

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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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