



**Balmoral House,
One Tower Bridge
SE1**



Property Information

A luxurious two bedroom river facing apartment for sale in Balmoral House, One Tower Bridge that measures approximately 145.8 sq.m. (1569 sq.ft.).

The development is located on the South bank of the River Thames, SE1 and this ninth floor property occupies a prime position offering stunning views of the City, the Tower of London and Tower Bridge.

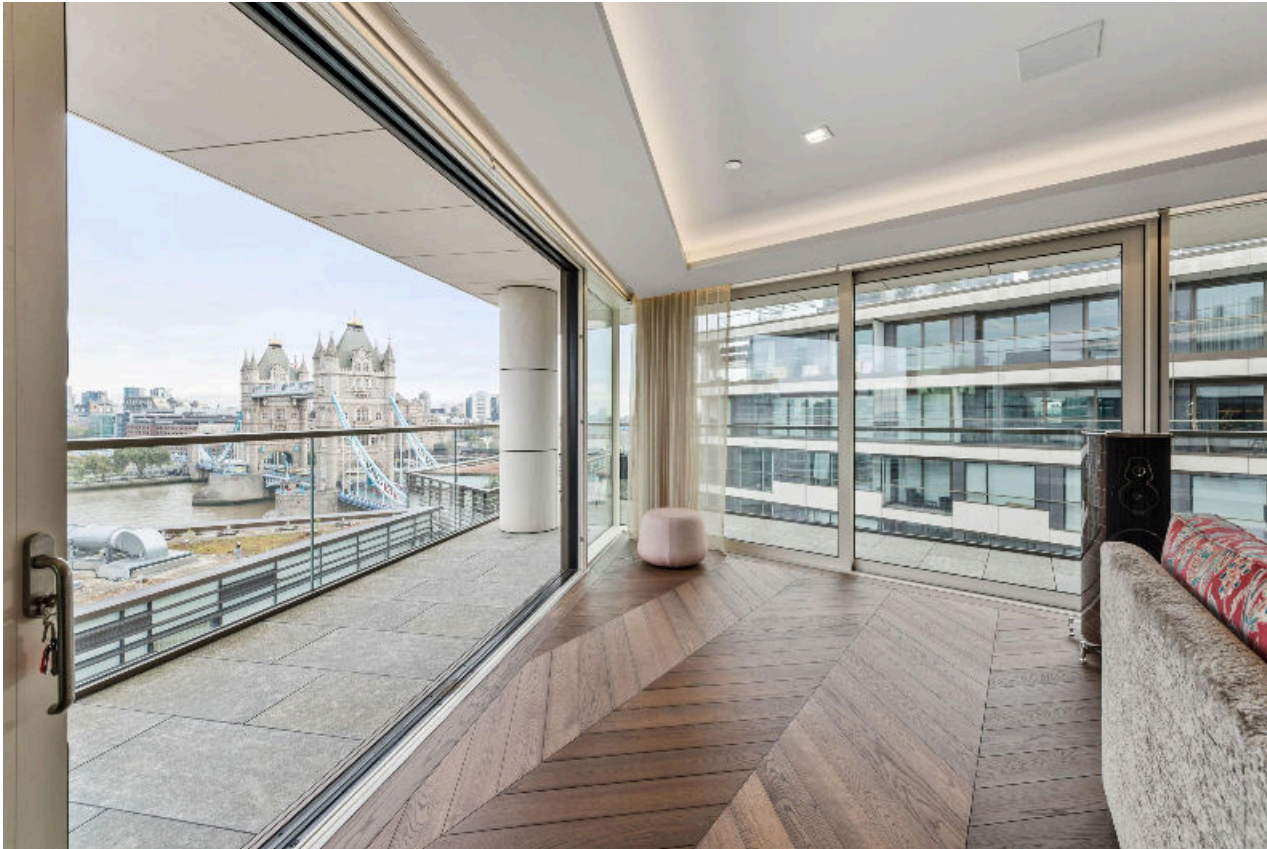
The apartment has a spacious, dual aspect reception room with floor to ceiling windows that lead onto a private balcony which spans the entire length of both orientations. Similar access is provided from the principal and second bedrooms, both of which incorporate fitted wardrobes and high specification en-suite facilities.

Elsewhere the kitchen boasts a great range of handle-less, gloss cabinets and built in Miele appliances including double oven, coffee machine and wine cooler.

There is ample storage space accessed from the entrance hallway and this exceptional apartment comes with a secure underground parking space.

The development provides a dedicated 24-hour concierge and security team. There is a stunning private spa facility with a sauna, steam room and Jacuzzi; a beautifully designed pool where residents can relax and unwind; an impressive, fully equipped gymnasium and a fitness room to enjoy yoga or a session with a private trainer. A residents lounge, private meeting room and golf simulator room are also available to residents. There is also a massage room within the spa where residents can pay for treatments.





Located moments from the City in the heart of the most exciting city in the world. Prime central London location on the banks of the river Thames between Tower Bridge and More London, less than 0.25 miles from the City of London financial district. Cultural and arts amenities nearby include Tate Modern, National Theatre, Hayward Gallery, Festival Hall, Shakespeare's Globe, Imax cinema. Close to other iconic London attractions including the Tower of London, Tate Modern, Borough Market and The Shard. The nearest underground station is London Bridge 0.6 miles (Northern and Jubilee lines and trains to Brighton, Littlehampton and Sevenoaks), Borough 0.4 miles (Northern line) Tower Hill is 1.3 miles (District and Circle lines). All times and distances quoted are approximate.

Guide price
£3,850,000

Leasehold: approximately 989 years remaining



Earls Way, Southwark, SE1



Ninth Floor
Approximate Floor Area
1569 sq. ft
(145.80 sq. m)

Approximate Gross Internal Floor Area
145.80 sq m/1569 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [October 2021]. Photographs and videos dated [October 2021].

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