



# FIELDHOUSE

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## Apartment 3302 One Casson Square, Waterloo, London, SE1 7RX

Set on the 33rd floor of One Casson Square, this stunning TWO DOUBLE BEDROOM PENTHOUSE APARTMENT boasts a feature open plan reception room with triple glazed floor-to-ceiling windows and external terrace, oak herringbone flooring and a beautifully designed kitchen with Miele integrated appliances. This development is located in one of London's most desirable locations right next to Waterloo Train Station and offers dual aspect views. One Casson Square comprises various luxury amenities such as a 24-hour concierge, an exclusive residents' Lounge and modern, residents-only gym and spa.

Minimum Length of Tenancy: 12 Months  
Council Tax: Lambeth Borough Council  
Council Tax Band: H

- OPEN PLAN LIVING SPACE
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ENSUITE BATHROOM
- PRIVATE TERRACE SPACE
- ONSITE GYM & SPA FACILITIES
- PRIVATE RESIDENTS RESIDENTS LOUNGE
- 24 HOUR CONCEIRGE
- READY TO MOVE INTO

**£8,233 PCM\***



— Thirty-third Floor

<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 94.20 sqm / 1013.96 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes washrooms, restricted head height 86.93 sqm / 935.71 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 7.34 sqm / 79.01 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use areas under 1.5 m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 104.56 sqm / 1125.47 sqft  
IPMS 3C RESIDENTIAL 98.57 sqm / 1061.00 sqft  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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