



FIELDHOUSE

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Apartment 3401 One Casson Square, Waterloo, London, SE1 7RX

Set on the 34th 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 Council
Council Tax Band: H

- OPEN PLAN
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- ENSUITE BATHROOM
- GYM
- SPA
- RESIDENTS LOUNGE
- 24 HOUR CONCEIRGE

£8,500 *



– Thirty-fourth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 117.32 sqm / 1262.82 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 106.80 sqm / 1149.59 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT 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 122.19 sqm / 1315.24 sqft
IPMS 3C RESIDENTIAL 112.07 sqm / 1212.77 sqft
spec id: 62f0e1327cf956e0e2308cb75

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86 86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

