



Forum Magnum Square | | Waterloo | SE1 7GN

£923 Per Week

ICON
RESIDENTIAL

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Nestled in the vibrant Forum Magnum Square, this modern property offers a splendid living experience in a sought-after location. Spanning an impressive 1,096 square feet, the residence features two well-appointed bedrooms and two stylish bathrooms, making it ideal for both individuals and small families seeking comfort and convenience.

Upon entering, you are greeted by a spacious reception room that provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary design, characteristic of properties built in 2000, ensures a blend of style and

functionality throughout the living space.

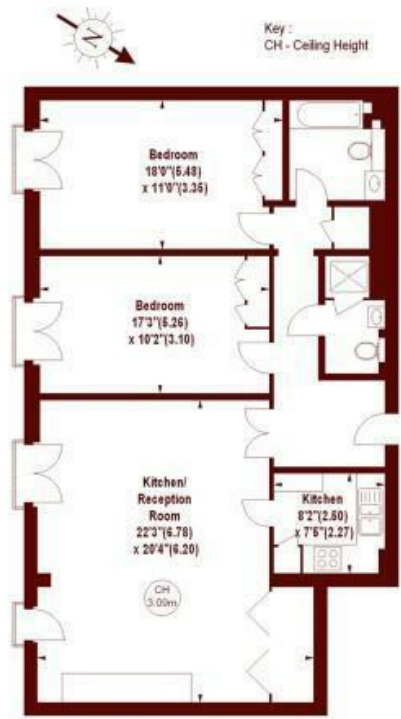
Residents will appreciate the exclusive amenities that come with this property. A private gym and swimming pool are available for those who value an active lifestyle, allowing you to maintain your fitness regime without leaving the comfort of your home. Additionally, the property boasts secure underground parking, providing peace of mind for vehicle owners.

For added convenience, a 24-hour concierge service is at your disposal, ensuring that all your needs are met promptly and efficiently. This feature enhances the overall living experience, offering a level of service that is both luxurious and practical.

In summary, this property in Forum Magnum Square presents a unique opportunity to enjoy modern living with exceptional amenities in a prime location. Whether you are looking to buy or rent, this residence is sure to impress with its thoughtful design and comprehensive facilities.



East Block, SE1
APPROX. GROSS INTERNAL FLOOR AREA 1095 SQFT / 101.35 SQM



SECOND FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

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	60	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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