



KALMARs

Marshalsea Road, London, SE1
2 Bedroom Apartment



Marshalsea Road, London, SE1

£1,500,000 Leasehold

Description

FULL PLANING PERMISSION (PLANNING REFFERANCE 23/AP/1462)
CREATE YOUR DREAM PENTHOUSE WITH PANORAMIC LONDON VIEWS.

A rare opportunity to craft a magnificent duplex penthouse in one of London's most sought-after locations. This rare offering combines the existing top floor flat with planning permission already secured to build an additional floor above, creating a breath-taking residence spanning two levels.

The completed property will deliver an impressive 2,822 sq ft of thoughtfully designed living and outdoor space, featuring:

Triple-aspect views showcasing London's iconic skyline

An elegant spiral staircase serving as a stunning architectural centerpiece

A private 277 sq ft roof garden on the fourth floor

An exceptional 1,692 sq ft roof extension spanning the entire roof terrace

Situated on desirable Marshalsea Road in the heart of fashionable Borough, this development opportunity offers the discerning buyer a chance to create something truly special. The vibrant neighborhood offers world-class dining, culture and amenities, and ideally located for London Bridge, Borough Market and the South Bank. Perfect for buyers with vision who wish to craft a bespoke home of distinction in this thriving corner of the capital.

NB: Please note that the virtual tours and some of the photos are CGIs of the proposed extension on the roof.

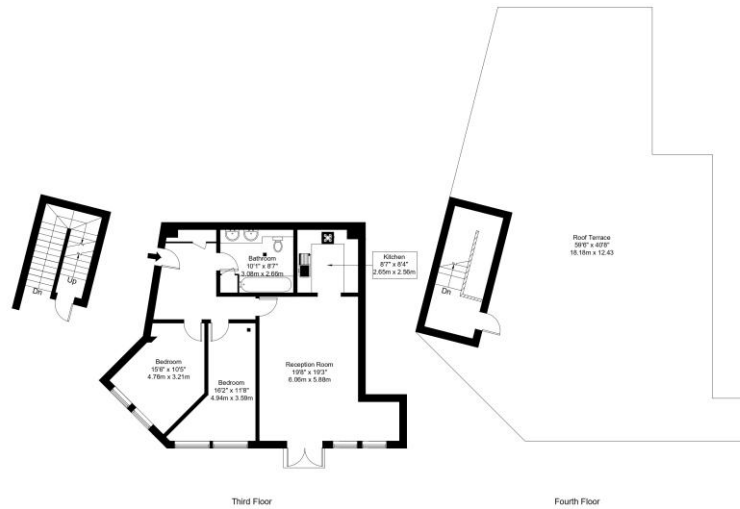


Marshalsea Road, SE1 1HF

Approx Gross Internal Area = 81.05 sq m / 872 sq ft

Roof Terrace = 179.56 sq m / 1932 sq ft

Total = 260.61 sq m / 2805 sq ft



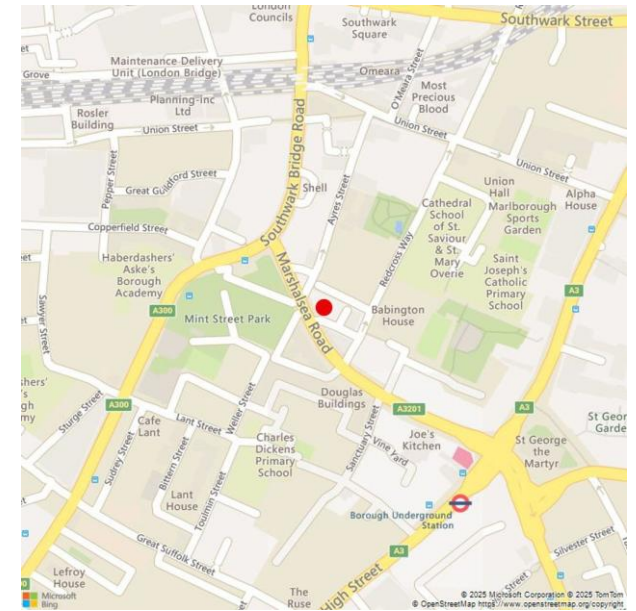
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**BLEU
PLAN**

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 not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.