



## WEST BLOCK, SE1

£1,175,000

This impeccably refurbished two-bedroom, sixth-floor triplex apartment in the historic County Hall development combines luxury living with standout design.

- Triplex Apartment
- 24 Hour Concierge
- Underground Parking
- Separate Storage Room
- Leisure Facilities
- Moments from Waterloo Station



## ABOUT THE HOME

Spread across three levels, the home features two double bedrooms with floor-to-ceiling wardrobes, a sleek en suite, and a modern family bathroom both finished in white marble with clever storage and lighting. A striking spiral staircase leads to a bright, elegant reception room with bespoke storage, statement windows, and balcony access. Above, a skylit mezzanine kitchen/diner boasts high-end gloss cabinetry and integrated Siemens & Liebherr appliances. Overlooking a tranquil internal courtyard, the apartment also includes Cat 6 cabling, recessed lighting, ceiling speakers, a private storage room, two secure parking spaces, and access to a 24-hour concierge, pool, and gym.

Perfectly located for South Bank culture and West End convenience, with Waterloo and Westminster stations moments away.





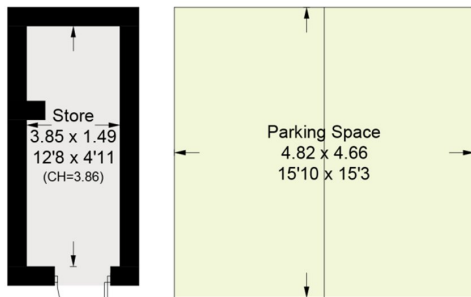
## West Block, Forum Magnum Square, SE1

Approximate Area = 93.1 sq m / 1001 sq ft

Store = 5.9 sq m / 63 sq ft

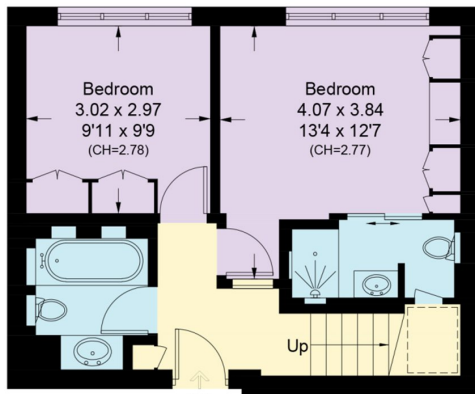
Total = 99.0 sq m / 1064 sq ft

Including Limited Use Area (3.2 sq m / 34 sq ft)



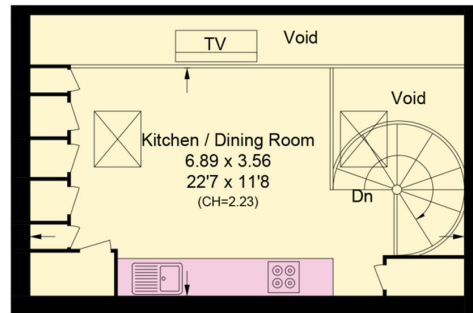
(Not Shown In Actual Location / Orientation)

= Reduce head height below 1.5m



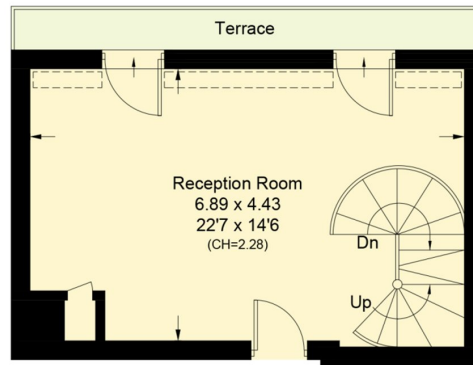
### Sixth Floor

Approximate Area = 39.3 sq m / 423 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)



### Mezzanine / Eighth Floor

Approximate Area = 22.9 sq m / 246 sq ft  
(Excluding Void)



### Seventh Floor

Approximate Area = 30.9 sq m / 332 sq ft  
Including Limited Use Area (1.5 sq m / 16 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### LiFE RESIDENTIAL

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Road, London, SE1 7PD  
Sales: 020 7476 0125  
Lettings: 020 7620 1600

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