



Apartment 404, 1 Casson Square, London, SE1 7GT  
£1,200,000



## Apartment 404, 1 Casson Square, London, SE1 7GT

**£1,200,000**

A stunning and immaculately presented two-bedroom apartment situated on the 4th floor of the prestigious 1 Casson Square, part of the award-winning Southbank Place development.

This exceptional residence offers approximately 962 sq ft of thoughtfully designed living space, combining elegant interiors with modern functionality. The apartment is bathed in natural light thanks to expansive floor-to-ceiling windows, creating a bright and inviting atmosphere throughout.

The heart of the home is a spacious open-plan living and dining area, perfectly designed for both entertaining and everyday living. The bespoke contemporary kitchen features sleek cabinetry, integrated Miele appliances, and premium finishes, ideal for those who enjoy cooking and socialising in style.

The property comprises two generously sized double bedrooms, both finished to the highest standard. The principal bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom with marble detailing, walk-in shower, and underfloor heating. A second beautifully appointed bathroom serves the guest bedroom, completing the sense of luxury and comfort.

Set within the vibrant cultural hub of London's South Bank, 1 Casson Square offers unrivalled access to some of the capital's most iconic landmarks, theatres, galleries, and world-class dining. With Waterloo Station directly on the doorstep, the development provides seamless connections across London and beyond.

This apartment combines the very best of contemporary riverside living with first-class amenities and an unbeatable central London location.

## Description

A beautifully presented two-bedroom apartment in the heart of South Bank, located on the 4th floor of the iconic 1 Casson Square. This spacious and light-filled flat offers 962 sq ft of internal space, featuring open-plan living with floor-to-ceiling windows, a high-specification kitchen, and two luxurious bathrooms. Residents benefit from 24-hour concierge, exclusive access to a private health club with gym and swimming pool, and direct access to Waterloo Station. Moments from the Thames, London Eye, and the vibrant cultural hub of the Southbank.

Internal Area: 962 sq ft

External Area (Balcony): 10 sq ft

Ground Rent: £800 per annum

Service Charge: £947.57 per month (2024/25)

Sale via SPV available

## Situation

null

Council Tax Band:

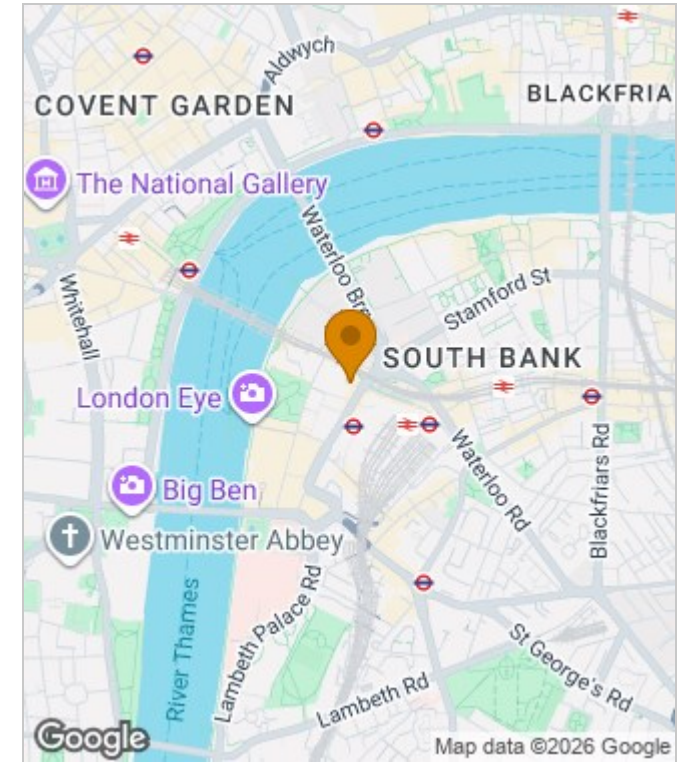
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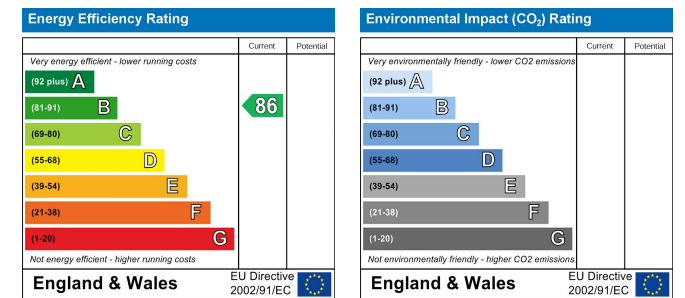
## Floor Plans



## Area Map



## Energy Performance Graph



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