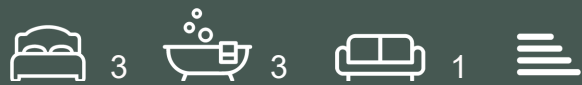




# One Blackfriars – 20th Floor, Southwark £12,500



Available Now | Fully Furnished | Parking Available\* | Breathtaking Views | 24/7 Concierge | Gym | Swimming Pool | Cinema Room | Snow Room | Residents' Lounges | Virtual Golf Room | WeChat: CLH-Consultant.



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- 20th Floor
- Views of St Paul's Cathedral
- Residents' Virtual Golf Room
  - Residents' Gym
  - Residents' Lounges

- Stunning River Thames Views
- Views of London Eye
- Residents' Cinema
- 24/7 Concierge
- Winter Garden





### The Property

Perched on the 20th floor of the iconic One Blackfriars development, this exceptional three-bedroom, three-bathroom apartment (including one en suite, one family bathroom, and a guest WC) captures the essence of contemporary London living. Floor-to-ceiling windows frame breathtaking views of the River Thames, St Paul's Cathedral, and the London Eye, creating a truly spectacular backdrop that transforms with the city's skyline from dawn to dusk.

The open-plan kitchen and reception area has been beautifully designed with both form and function in mind. Featuring premium integrated appliances, sleek cabinetry, and stone worktops, it offers a refined space that's perfect for entertaining or relaxing while enjoying the sweeping panoramic views.

The principal bedroom serves as a luxurious retreat, complete with bespoke fitted wardrobes and a stylish en-suite bathroom featuring a walk-in shower and elegant finishes. The second and third bedrooms are both generously proportioned and filled with natural light, served by a beautifully appointed family bathroom finished with a full-size bathtub, overhead shower, and contemporary fittings. A guest WC adds an extra touch of convenience.

Extending from the living area and bedrooms, the wrap-around winter garden provides a versatile, glass-enclosed space to enjoy the incredible views all year round. Thoughtful details such as a discreet utility cupboard, ample storage, and high-quality finishes throughout elevate the sense of comfort and practicality.

Set within one of London's most prestigious riverside addresses, this 20th-floor residence at One Blackfriars combines world-class architecture with luxury interiors and a truly iconic location — the perfect balance of sophistication, style, and urban tranquillity.

### One Blackfriars Development

One Blackfriars stands as one of London's most prestigious developments, an iconic addition to the capital's skyline. With its 5-star concierge service, residents' swimming pool, gym, and lounge, occupants of this two-bedroom apartment can expect unparalleled luxury and service.

Moreover, the location of One Blackfriars provides excellent access to public transportation options, ensuring effortless connectivity throughout the city. With nearby tube stations and bus routes, residents can easily explore all that London has to offer, making commuting and travel a breeze. This convenient access to public transport enhances the appeal of living in this prestigious development, offering both convenience and accessibility for residents.

### Additional Information

Heating/Hot Water Provider: Switch2 (Fees and charges may apply; please refer to the supplier for more information)

Council: Southwark, Band H

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

\*Parking is available under separate negotiations.



Local Council: Southwark  
Council Tax Band: H

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	79	79	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

