



# FIELDHOUSE

T: +44 (0)20 7013 0770  
F: +44 (0)20 7731 1964  
PROPERTY@FHRES.CO.UK  
FHRES.CO.UK



## Apartment 3301 One Casson Square, London, SE1 7RX

Set on the 33rd floor of One Casson Square, this stunning TWO DOUBLE BEDROOM PENTHOUSE APARTMENT boasting a feature open plan reception room with triple glazed floor-to-ceiling windows, oak flooring, a private balcony and a beautifully designed kitchen with Miele integrated appliances. This development is located in one of London's most desirable locations right next to Waterloo Train Station and offers dual aspect views towards The City. One Casson Square comprises various luxury amenities such as a 24-hour concierge, an exclusive residents' Lounge and modern, residents-only gym and spa. Available end of July/beginning of August!

Council Tax: Lambeth Borough Council  
Council Tax Band: H

- FLOOR TO CEILING WINDOWS
- OPEN PLAN KITCHEN AND LIVING SPACE
- TWO DOUBLE BEDROOMS
- BOTH BEDROOMS WITH ENSUITE
- BALCONY WITH BEAUTIFUL VIEWS ACROSS LONDON
- PRIVATE RESIDENTS ONLY GYM AND SPA
- RESIDENTS LOUNGE
- 24 HOUR CONCIERGE

**£7,500 PCM\***

# One Casson Square



APPROX. GROSS INTERNAL FLOOR AREA 59.20 SQ FT / 110.90 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 59.20 SQ FT / 5.50 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**FIELDHOUSE RESIDENTIAL LIMITED**

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF  
 Registered in England No. 5097508 **VAT No. GB 839 5267 87**

