



Forum Magnum Square | County Hall | LONDON | SE1 7GN

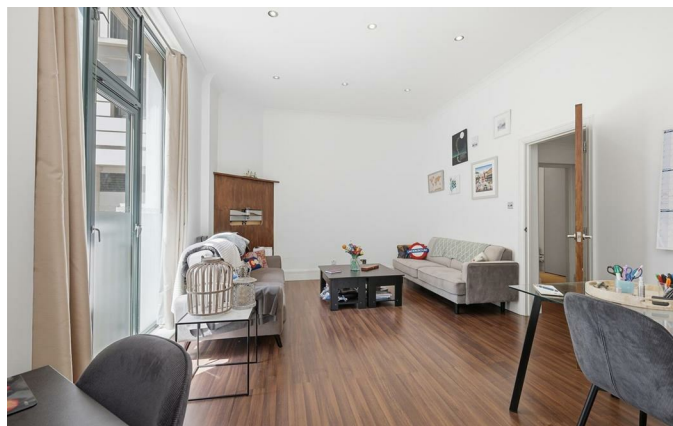
£1,100 Per Week

**ICON**  
RESIDENTIAL

Forum Magnum Square | County Hall  
LONDON | SE1 7GN  
£1,100 Per Week

- Spacious 3-bedroom flat
- Secure storage unit in car park area
- Bright reception room
- Contemporary apartment style
- Located in Waterloo
- Close to County Hall
- 1,158 sq ft of space
- Modern flat design
- Viewing highly recommended
- Residents gym and pool access

Nestled in the vibrant Forum Magnum Square, within the prestigious County Hall area of Waterloo, this modern flat offers a splendid blend of comfort and convenience. Spanning an impressive 1,158 square feet, the property boasts three well-appointed bedrooms and three stylish





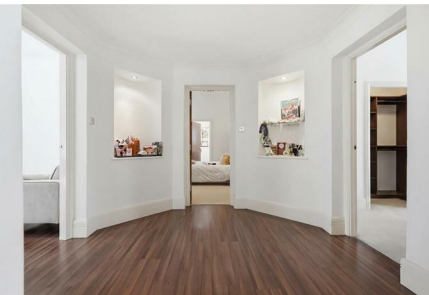
bathrooms, making it an ideal choice for families or professionals seeking ample space.

Upon entering, you are greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The contemporary design is complemented by high-quality finishes throughout, ensuring a luxurious living experience.

One of the standout features of this apartment is the private courtyard, providing a serene outdoor space for relaxation or entertaining guests. Residents will also benefit from access to a well-equipped gym and a refreshing swimming pool, perfect for maintaining an active lifestyle without leaving the comfort of home.



For added convenience, the property includes secure underground parking, ensuring peace of mind for your vehicle. Additionally, a separate storage unit is included, offering practical solutions for your belongings.



Built in 2000, this modern flat combines contemporary living with a prime location, making it a rare find in the heart of London. With its excellent amenities and spacious layout, this property is not to be missed.

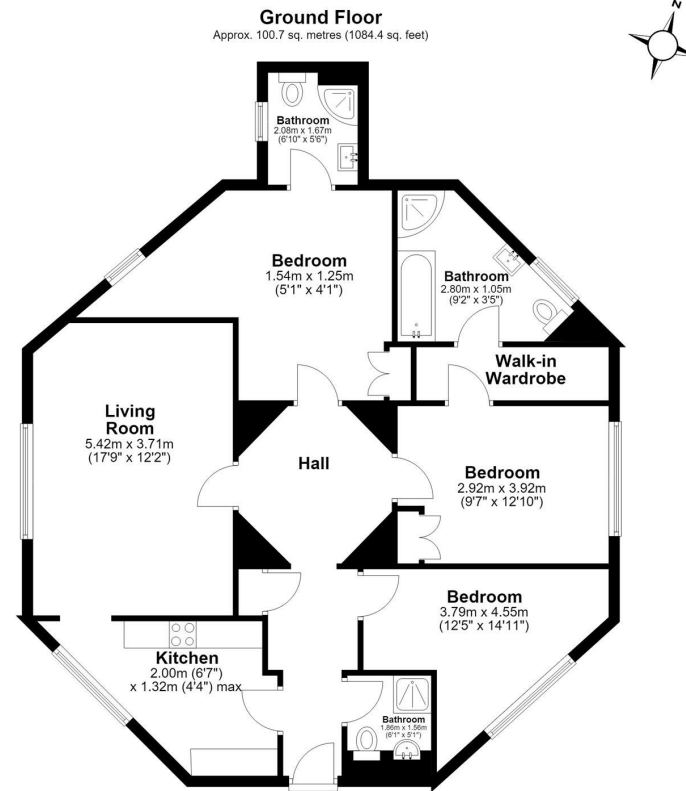
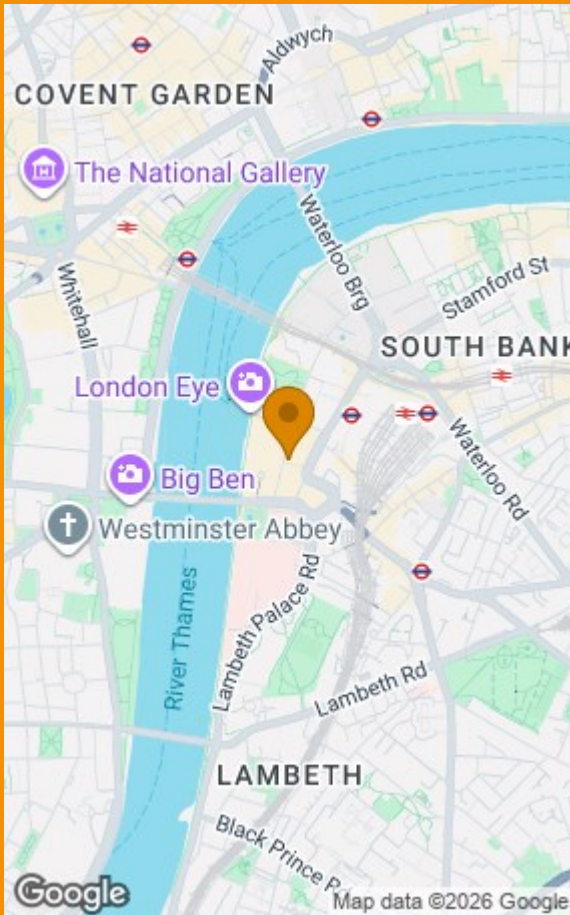


The property does not have a HMO license.









Total area: approx. 100.7 sq. metres (1084.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.  
 © @modephoto.uk | www.modephoto.co.uk  
 Plan produced using PlanUp.

**Forum Magnum Square**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Grosvenor Gardens  
 London  
 SW1W 0AU  
 020 7956 2080

steven.hartman@icon-residential.co.uk  
<http://www.icon-residential.co.uk/>