

## Ufford Street, SE1

£625,000

A beautifully presented fifth-floor apartment finished to an excellent specification, featuring a bright and spacious open-plan reception area with a contemporary fitted kitchen, opening onto a substantial private balcony with impressive skyline views. The property further comprises a well-proportioned double bedroom and a stylish modern bathroom suite. Offered to the market chain free.

The Boulevard Apartments are enviably located on Ufford Street, tucked away from Blackfriars Road, within moments of Southwark and Waterloo Stations, as well as at the best of the Southbank, the Cut and Lower Marsh. There are numerous amenities, restaurants and attractions on your doorstep.

### Features

- 5th Floor Apartment
- Skyline Views of the Shard
- High Spec Finish
- Large Balcony
- Resident's Concierge
- Communal Terraces



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The apartment has been carefully designed to maximise space and natural light, with a bright open-plan reception and dining area forming the heart of the home. The sleek integrated kitchen is appointed with Siemens appliances and opens directly onto a private balcony with far-reaching views across London, including the Shard.

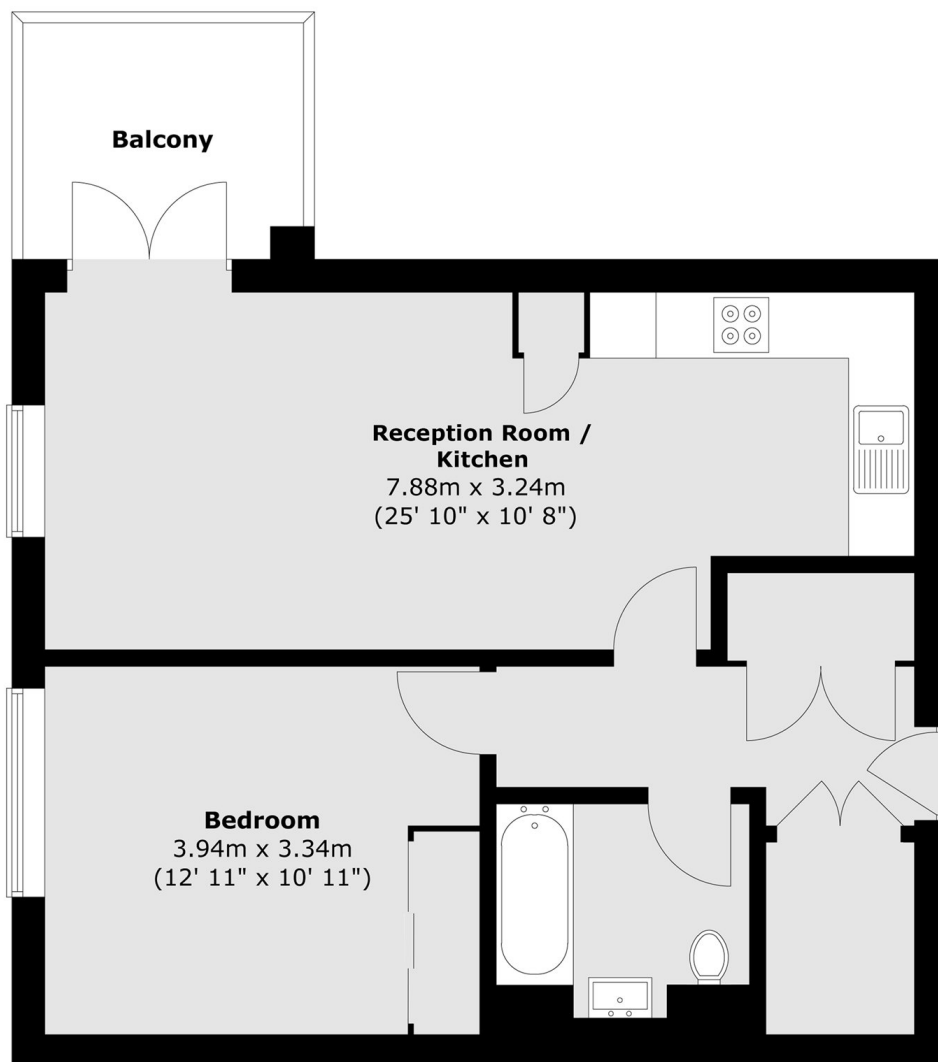
Cleverly incorporated storage solutions feature throughout, including fitted cabinetry and a concealed double utility cupboard with washer/dryer. The bedroom is generously sized and finished with soft fitted carpeting and custom-built wardrobes, while a stylish modern bathroom offers a full-sized bath with overhead shower.

The specification includes underfloor heating to the bathroom, a whole-home ventilation system, recessed LED lighting, and expansive floor-to-ceiling glazing. Rich Cardamomo Grande Oak flooring continues seamlessly through the principal living spaces and hallways, adding warmth and refinement to the contemporary interiors.

Residents benefit from access to beautifully landscaped rooftop terraces with exceptional panoramic city views, together with concierge services, lift access, and an elegant Art Deco-inspired entrance lobby.



Ufford Street,  
LONDON, SE1



**Fifth Floor**

Total area (approx.) : 53.8 sq. m (579 sq. ft)  
Total balcony area (approx.) : 5.5 sq. m (59 sq. ft)