



4.04, 1 Casson Square, London, SE1 7GT

Guide price £1,200,000

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This stunning residence at the prestigious Southbank Place offers luxury living in one of London's most vibrant locations. Perfectly positioned near Waterloo Station and the cultural hub of the South Bank.

The home features light oak flooring, and a beautifully designed open-plan kitchen and living area, enhanced by floor-to-ceiling windows that flood the space with natural light. The contemporary kitchen is both elegant and practical, with a marble splashback, and composite stone worktops. Premium Miele appliances include an oven, microwave, fridge-freezer, induction hob, extractor, and integrated wine fridge.

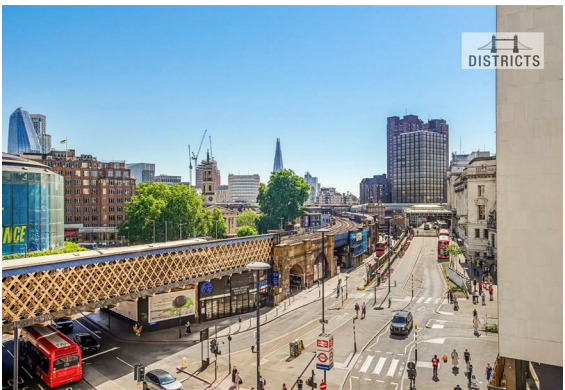
The spacious bedrooms are filled with natural light and fitted with bespoke wardrobes, offering ample storage. The bathrooms are finished to the highest standard, both with walk in showers, and one with a large bathtub.

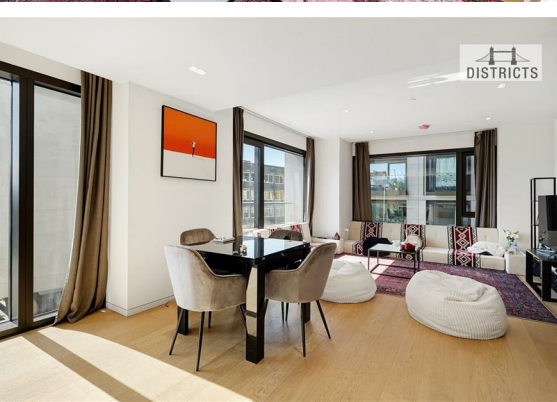
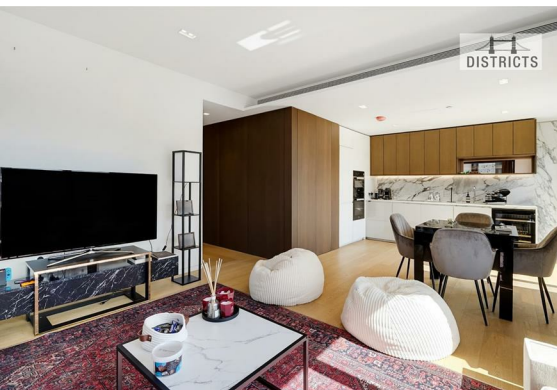
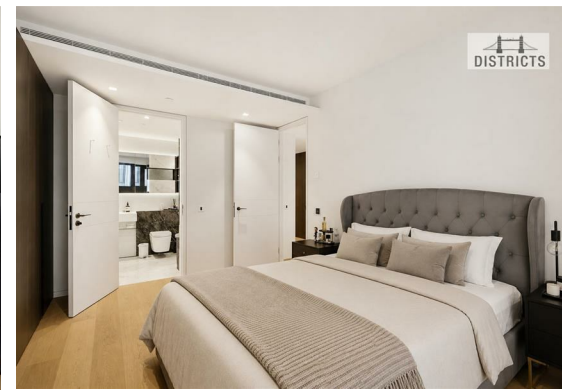
Southbank Place offers luxurious riverside living near iconic landmarks like the Southbank Centre and National Theatre. Amenities include a pool, private gym, lounge, and 24-hour concierge. The health club, designed by Goddard Littlefair, features a 25m pool, saunas, and steam rooms, while excellent transport links, with Waterloo Station just 3 minutes away, ensure easy access to London.

Leasehold: Years remaining approximately
Ground rent amount: Approx. £800pa
Review period: Ask agent
Service charge amount: Approx. £12,170.12pa
Review period: Ask Agent
Council tax band: G - Lambeth Council

Electricity supply – Mains | Heating & Hot Water - Communal | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Cert. available

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit the Councils Website, Planning & Building Control







This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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