



## Upper Ground, SE1

£1,500,000

A very rarely available river-facing apartment with a substantial terrace overlooking the River Thames, towards St Paul's Cathedral. The property offers a large living room, a separate kitchen, a further south-facing balcony, two generous double bedrooms, a family bathroom, and an additional WC, plus secure underground parking.

Enviably situated along the River Thames in London's vibrant South Bank, this location places you at the heart of the city's cultural scene. Moments away are iconic attractions including the Tate Modern, Shakespeare's Globe, and Borough Market, with excellent transport links via Blackfriars, Waterloo, Southwark, and London Bridge stations nearby.

### Features

- Directly River Facing
- Large Terrace & Balcony
- Fantastic Views
- Very Long Lease
- Two Double Bedrooms
- Secure Off-Street Parking
- 24 Hour Concierge



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Flooded with natural light, the apartment combines elegant design with a peaceful waterfront atmosphere, creating a home of exceptional quality and appeal. Internally, the accommodation is both spacious and thoughtfully arranged.

The property's standout feature is its exceptionally large private terrace, offering a spectacular setting for outdoor dining, entertaining, or simply enjoying the ever-changing riverside scenery, with far-reaching views across the river.

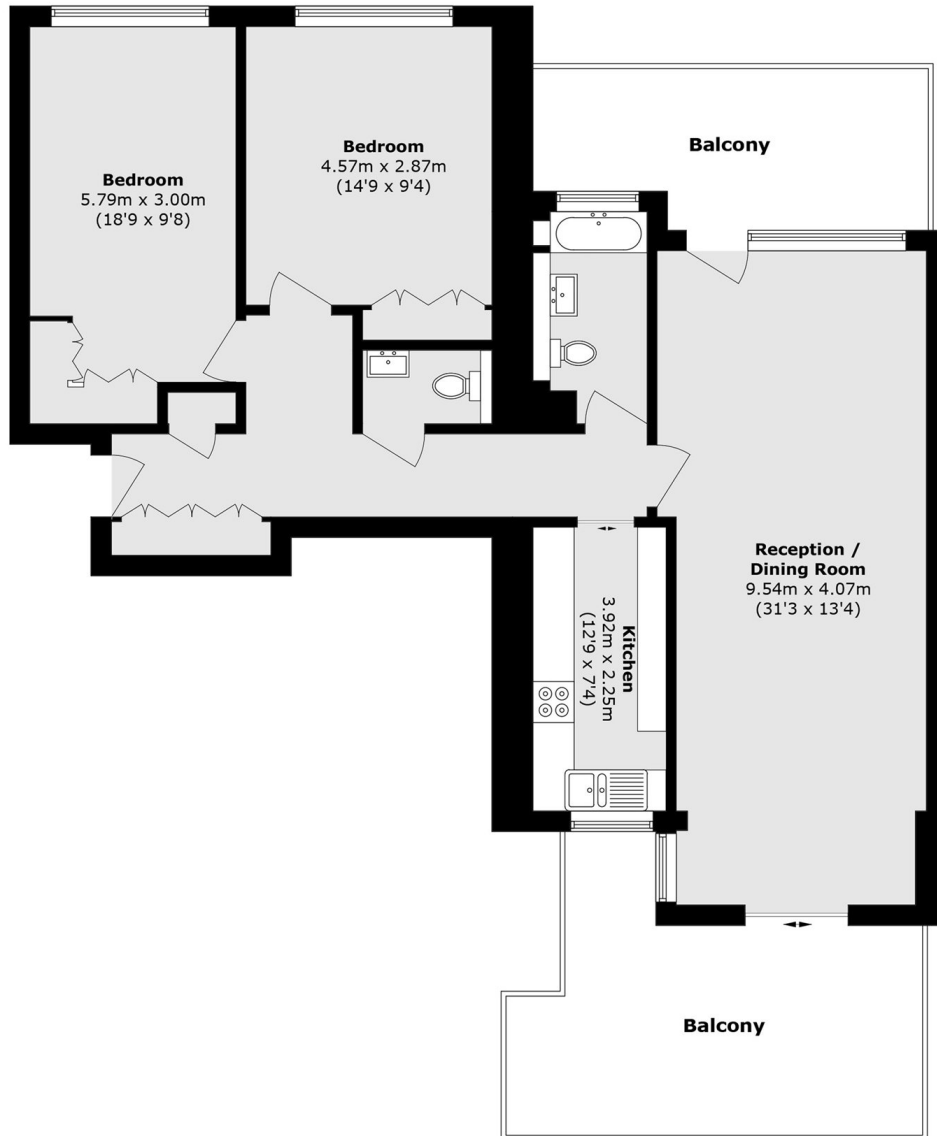
A generous living room provides an impressive reception space with direct access to the terrace, while a separate kitchen offers practicality and ample storage. Hardwood parquet flooring runs through the principal living areas, adding warmth and character to the interiors.

An additional south-facing balcony further enhances the outdoor space and enjoys excellent sunlight throughout the day, making it a perfect retreat from morning through to evening. The apartment also benefits from two well-proportioned double bedrooms, each featuring built-in full-height wardrobes that maximise storage while maintaining a clean and contemporary aesthetic.

A high-specification family bathroom is complemented by an additional WC, providing added convenience for residents and guests alike. Completing the package is secure underground parking, a highly sought-after feature in this riverside location. Combining outstanding views, substantial outdoor space, excellent storage, and premium finishes, this is a truly exceptional apartment.



# Upper Ground, London, SE1



## Third Floor

Total area (approx.): 99.5 sq. m (1071.0 sq. ft)  
Balcony area (approx.): 32.0 sq. m (344.4 sq. ft)