



1C Belvedere Road | | Waterloo | SE1 7GF

£615,000

ICON
RESIDENTIAL

1C Belvedere Road |
Waterloo | SE1 7GF
£615,000

Stunning 2-Bedroom Duplex Apartment in County Hall, Waterloo

A rare opportunity to secure a stylish two-bedroom duplex apartment in the highly sought-after County Hall development in Waterloo. This well-presented home offers a perfect blend of modern convenience and central London living, just moments from Waterloo Station and the vibrant South Bank.

Key Features:

Spacious duplex layout in a prestigious development

Master bedroom with en-suite bathroom

Second double bedroom with access to a separate family bathroom

Bright living area overlooking the tranquil courtyard, with stunning London Eye views

Secure underground parking space included

Access to exclusive residents' gym, swimming





pool, sauna, and 24-hour concierge

Located in the heart of London, this apartment is ideal for professionals or investors looking for a prime city location with excellent transport links and world-class entertainment on the doorstep.
Unbeatable Location & Transport Links

Waterloo Station (2-minute walk) - offering Bakerloo, Jubilee, Northern, and Waterloo & City lines, plus National Rail services

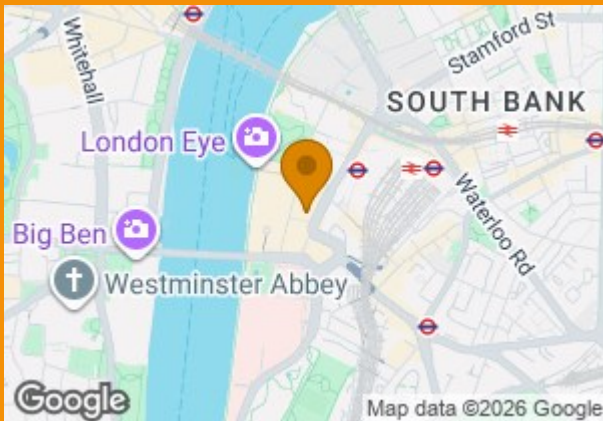
Lambeth North Station (5-minute walk) - Bakerloo Line

Embankment & Westminster (short walk across the river) - easy access to District & Circle lines

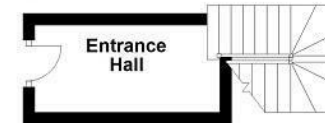
Numerous bus routes and Thames Clippers ferry services nearby

Contact us today to arrange a viewing!

Service charge £13,517 per annum including parking.



Second Floor
Approx. 4.7 sq. metres (50.7 sq. feet)



Third Floor
Approx. 74.8 sq. metres (804.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

North Block

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D			
(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/>