



**4.0 Tudor House Duchess Walk, London, SE1 2SA**  
**Offers over £700,000**

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A stunning one bed apartment situated in Tudor House at One Tower Bridge. Furnished to the highest of standard, this property comprises a spacious reception, modern integrated kitchen, private balcony and large bedroom with fitted wardrobes.

One Tower Bridge sits on the banks of the River Thames, and is considered one of the most sought-after developments in London. London Bridge, Tower Hill and Tower Gateway are all within walking distance..

Residents also enjoy access to a 24-hour Harrods concierge, swimming pool, sauna, steam room, a state-of-the-art resident-only gym, virtual golf simulator and a business lounge.

Leasehold: 984 Years remaining approximately

Ground rent amount: Ask Agent

Review period: Ask agent

Service charge amount: Ask Agent

Review period: Ask Agent

Council tax band: F – Southwark

Electricity supply – Mains | Heating & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access | Cladding: EWS1 Ask Agent

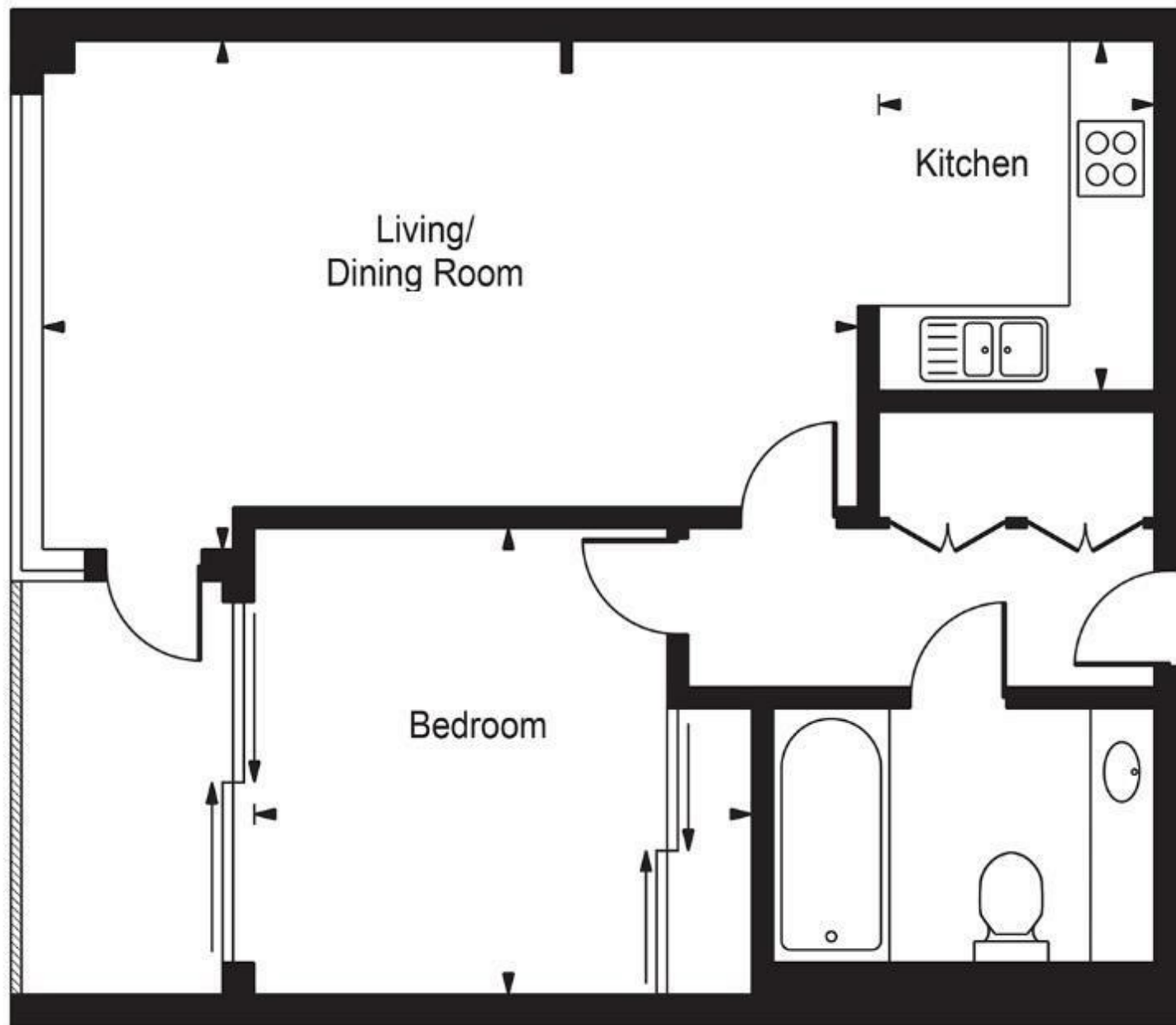
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Southwark Council Website, Planning & Building Control









| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      | 76                      |
| (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 |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.