



FIELDHOUSE

T: +44 (0)20 7013 0770
F: +44 (0)20 7731 1964
PROPERTY@FHRES.CO.UK
FHRES.CO.UK



Apartment 3401 One Casson Square, Waterloo, London, SE1 7RX

Set on the 34th floor of One Casson Square, this stunning TWO DOUBLE BEDROOM PENTHOUSE APARTMENT boasts a feature open plan reception room with triple glazed floor-to-ceiling windows and external terrace, oak herringbone flooring and a beautifully designed kitchen with Miele integrated appliances. This development is located in one of London's most desirable locations right next to Waterloo Train Station and offers dual aspect views. One Casson Square comprises various luxury amenities such as a 24-hour concierge, an exclusive residents' Lounge and modern, residents-only gym and spa.

Council Tax: Lambeth Council
Council Tax Band: H

£7,950 PCM*

- OPEN PLAN LIVING SPACE
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- TWO ENSUITE BATHROOMS
- SET IN ONE OF LONDON'S MOST CONNECTED LOCATIONS
- RESIDENT ONSITE GYM & SPA FACILITIES
- PRIVATE RESIDENTS LOUNGE
- 24 HOUR CONCEIRGE
- FULLY FURNISHED AND READY TO MOVE INTO
- AVAILABLE END OF OCTOBER 2026



— Thirty-fourth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
117.32 sqm / 1262.82 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
106.80 sqm / 1149.59 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5 m
0.00 sqm / 0.00 sqft



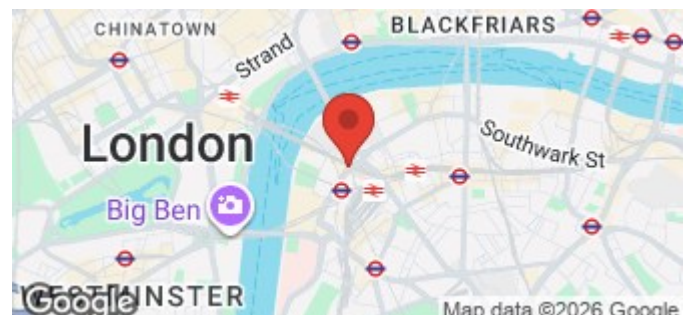
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 122.19 sqm / 1315.24 sqft
IPMS 3C RESIDENTIAL 112.67 sqm / 1212.77 sqft

spec id 62fce1327cf56e0e2308cb75

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



FIELDHOUSE RESIDENTIAL LIMITED

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF
Registered in England No. 5097508 **VAT No. GB 839 5267 87**

