



Forum Magnum Square, SE1

£1,175,000

Occupying the upper floors of County Hall's prestigious West Block, this exceptional triplex apartment is finished to a high specification throughout and features a spacious reception room, a generous kitchen-diner, two double bedrooms and two bathrooms. Further benefits include a private external storage room and secure underground parking.

County Hall is one of Waterloo's most iconic developments, perfectly positioned on the vibrant South Bank. Residents are just moments from the London Eye, the River Thames, and Waterloo Station, with an abundance of cultural attractions, restaurants, and amenities on the doorstep.

Features

- Top Floor Triplex Apartment
- Immaculately Presented
- Secure Underground Parking
- External Storage Room
- 24 Hour Concierge
- Residents' Gym & Pool



Forum Magnum Square, SE1

This exceptional triplex apartment has been finished to an exacting standard throughout, combining elegant contemporary design with impressive proportions. Beautiful parquet flooring extends through the principal living areas, complemented by high ceilings and high-quality fittings that enhance the sense of space and sophistication.

The impressive reception room is flooded with natural light through large windows, creating a bright and welcoming setting, with direct access to a full-width private terrace. Occupying the upper level, the generous kitchen-diner is thoughtfully designed and well equipped, offering ample space for dining, hosting and everyday living.

There are two generously proportioned double bedrooms and two stylishly appointed bathrooms, with the principal bedroom benefiting from an en-suite and extensive built-in wardrobes. Further benefits include a private external storage room and secure underground parking.



Forum Magnum Square, London, SE1

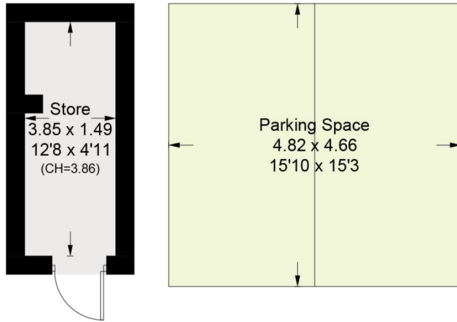
West Block, Forum Magnum Square, SE1

Approximate Area = 93.1 sq m / 1001 sq ft

Store = 5.9 sq m / 63 sq ft

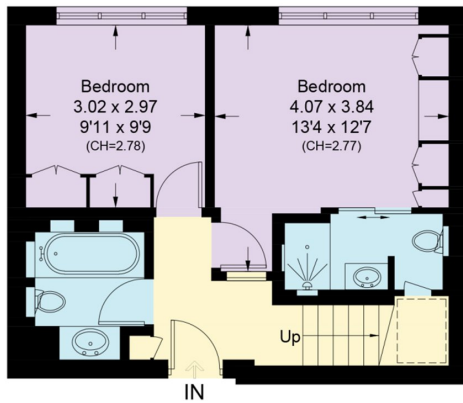
Total = 99.0 sq m / 1064 sq ft

Including Limited Use Area (3.2 sq m / 34 sq ft)



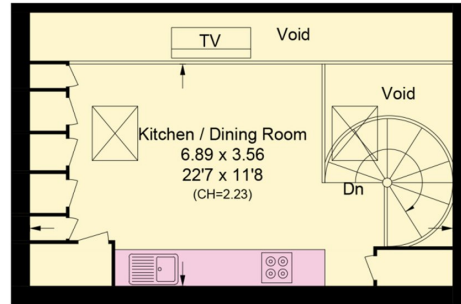
(Not Shown In Actual Location / Orientation)

= Reduce head height below 1.5m



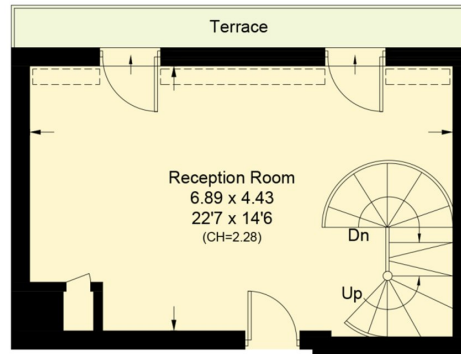
Sixth Floor

Approximate Area = 39.3 sq m / 423 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



Mezzanine / Eighth Floor

Approximate Area = 22.9 sq m / 246 sq ft
(Excluding Void)



Seventh Floor

Approximate Area = 30.9 sq m / 332 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.