

**LONDON  
VICTORIA  
GROUPS** 



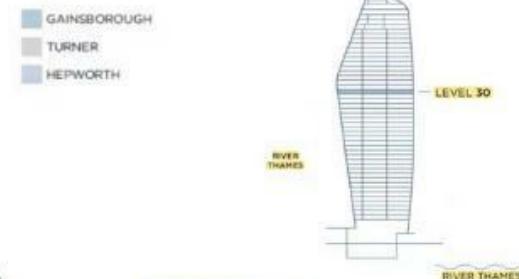
## One Blackfriars, 1 Blackfriars Road

, London SE1 9GQ

- Three-bedroom four-bathroom apartment
  - 24-hour concierge
  - Indoor swimming pool
- Southwark Station approx. 5 mins' walk
- EPC-B
- London skyline view
- Residents' gym
- Private cinema
- Easy access to the City, Canary Wharf, and London Bridge
- CTB-H

**£5,500,000 Leasehold**

Local Authority **Southwark**  
Council Tax Band **H**  
EPC Rating **B**



### HEPWORTH THREE BEDROOM APARTMENTS

1210		
LIVING/DINING	9.50m x 7.40m	31'2" x 24'3"
KITCHEN	4.48m x 2.98m	14'8" x 9'9"
BEDROOM 1	5.27m x 3.47m	17'3" x 11'4"
DRESSING	5.65m x 1.35m	18'6" x 4'4"
BEDROOM 2	4.81m x 3.50m	15'9" x 11'6"
BEDROOM 3	3.94m x 3.60m	12'10" x 11'10"
UTILITY	3.49m x 1.31m	11'4" x 4'4"
SKY GARDEN	4.01m x 2.55m	13'2" x 8'4"



### London Office Office

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### Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.