



# Duchess Walk, Southwark, SE1

Asking Price: £725,000

 Benham  
& Reeves

# Duchess Walk, Southwark, SE1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A stylish and spacious, one bedroom apartment set on the third floor of Tudor House, One Tower Bridge. Extending to an approximate 540 square feet, this accommodation comprises a double bedroom with double wardrobe, a luxurious fully tiled 3 piece bathroom suite, a fully fitted kitchen area with integrated Miele appliances and a reception room with space to dine and that features a wall of windows allowing an abundance of light into the space whilst also providing access to the private balcony.

Every property has been designed to reflect the needs and requirements of contemporary luxury living, inspired by the rich opulence of the finest boutique hotels and utilizing state-of-the-art technology, apartments at One Tower Bridge provide extraordinary elegance, comfort and 5 star facilities. All of the buildings have a dedicated concierge and security team, providing an exemplary level of service. There is a stunning private spa facility with a sauna, a steam room and a Jacuzzi, a beautifully designed pool where residents can relax and unwind and an impressive, fully equipped gymnasium with fitness studio.

Located on Tower Bridge, this fabulous development is in closed proximity to the Tower of London, Borough Market, London Bridge and is less than 1 mile from the City of London's financial district. Transport links include Tower Hill Station (District and Circle Line) Tower Gateway DLR and London Bridge Station (Jubilee, Northern Line, Thameslink and National Rail)



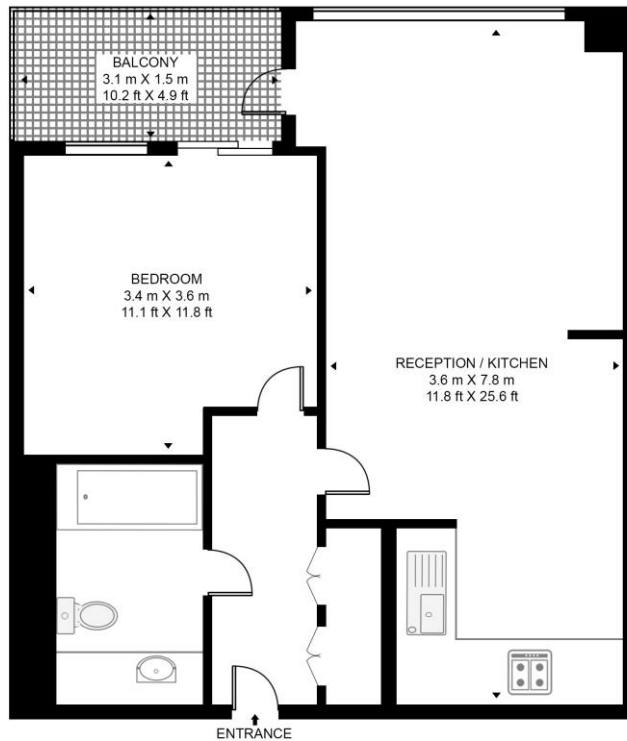


## Property Features:

- 1 Bedroom
- 1 Bathroom
- Private Balcony
- Underfloor Heating
- 24 Hours Concierge
- Gym and Spa
- Business Lounge



**TUDOR HOUSE, ONE TOWER BRIDGE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 540 SQ.FT (50.2 SQ.M)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£725,000
Tenure:	Leasehold Expires 31/12/3010 Approximately 986 Years Remaining
Ground Rent:	£950.00 (per annum) for the year 2024
Service Charge:	£7,572.00 (per annum) for the year 2024
Anticipated Rent:	£3,171.00 pcm Approx. 5.2% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH230271

T: 020 7213 9700

E: [city.sales@benhams.com](mailto:city.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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