



# Belvedere Road, Waterloo, SE1

Offers in excess of: £450,000

 Benham  
& Reeves

# Belvedere Road, Waterloo, SE1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

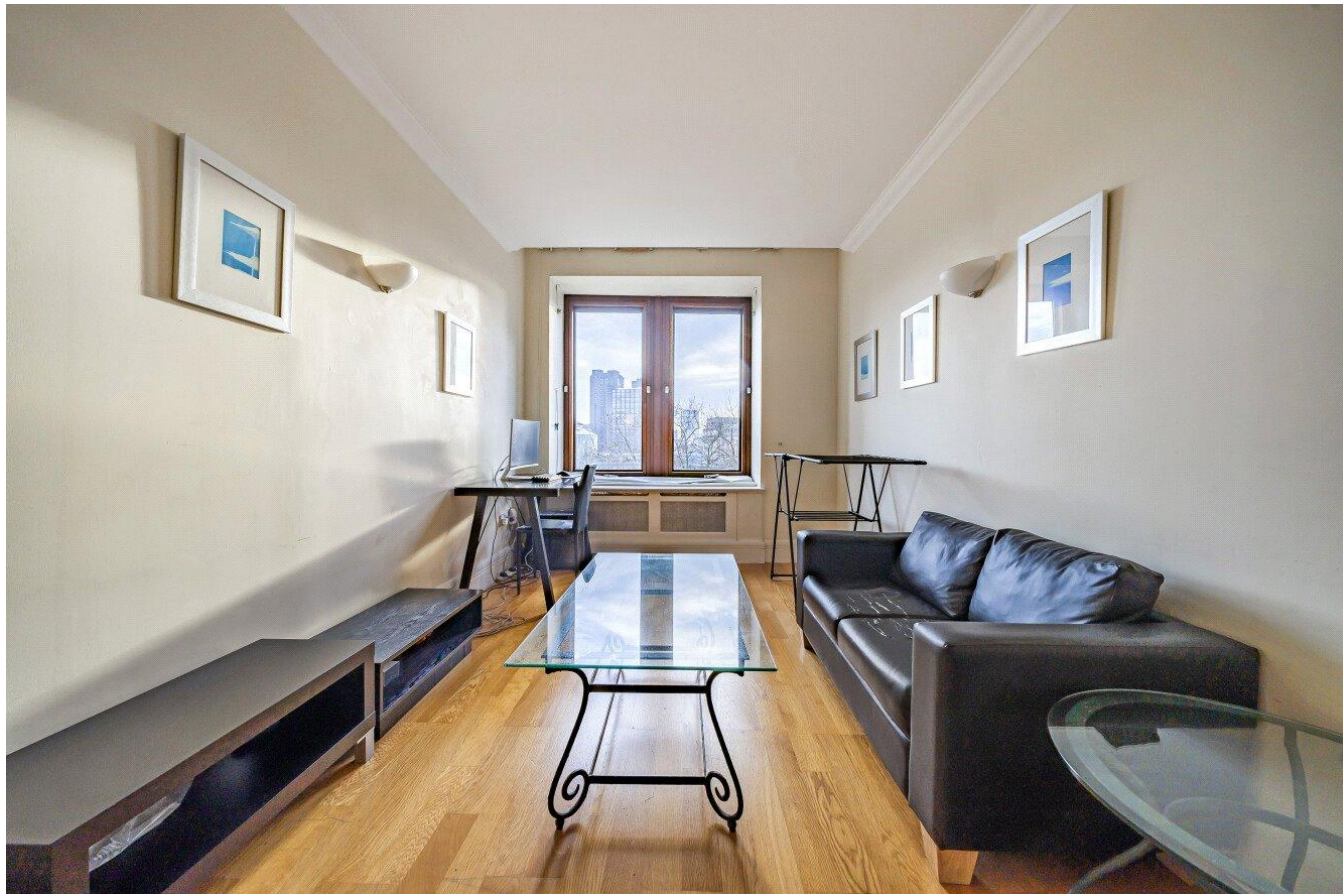
Nestled in the heart of London's cultural mile on the vibrant Southbank, this 1 bedroom apartment combines comfort with convenience. There is a spacious hallway with wooden flooring that flows seamlessly throughout the living space. The large double bedroom features soft carpeting and a built-in wardrobe.

The apartment offers ample storage space, a bright and airy kitchen and a comfortable living room, making it perfect for relaxing or entertaining. Residents of the Whitehouse Apartments enjoy exclusive access to premium amenities, including a fully equipped gym, a 24-hour concierge service, a swimming pool and a stunning roof terrace with panoramic views.

Ideally situated, the property is just 0.5 miles from Waterloo station, providing access to the London Underground and Southwestern Railway for seamless travel across London and beyond. Southwark station is also nearby, located 0.7 miles away.

With its prime location near shops, cafes, and green spaces, this apartment is an excellent choice for first-time buyers, professionals, or investors seeking a modern, well-connected home in one of London's most desirable areas.





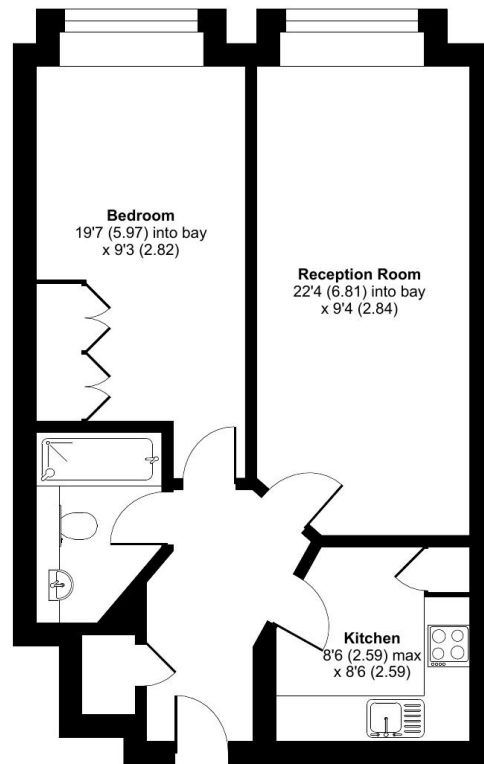
## Property Features:

- 1 Bedroom
- 1 Bathroom
- 6th Floor
- Roof Terrace
- Residents' Gym
- Residents' Pool
- 24 Hour Concierge



## Belvedere Road, London, SE1

Approximate Area = 565 sq ft / 52.5 sq m  
For identification only - Not to scale



SIXTH FLOOR

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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	

## Terms & Conditions:

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

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Tenure: Leasehold  
Expires 31/12/2994  
Approximately 969 Years Remaining

Ground Rent: £87 (per annum)

Service Charge: £6,400.00 (per annum)  
2024

Anticipated Rent: £2,400.00 pcm  
Approx. 5.5% Yield

## Viewings:

All viewings are by appointment only through our City Office.

Our reference: KEW240090

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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