



# Blackfriars Road, Southwark, SE1

Asking Price: £2,250,000

Benham  
& Reeves

# Blackfriars Road, Southwark, SE1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A luxurious and spacious apartment set in One Blackfriars Road, a prestigious development on The Southbank, nestled amongst some of the Capital's most famous landmarks.

This elegant apartment boasts an impeccable design featuring underfloor heating, comfort cooling, flat screen TV with Sonos sound bar and an iPad central control device. Finished with Italian marble floors and with large panoramic windows, allowing an abundance of natural light and exceptional views of the City.

There is a generous open-plan reception with a bespoke designer kitchen featuring high-end integrated appliances and composite stone worktops, spacious double bedrooms with custom fitted wardrobes, a bespoke bathroom boasting a stunning marble wall and stone floor finish, and an ensuite walk in shower room with mirrored vanity cabinets.

Residents of One Blackfriars benefit from exceptional facilities, including a swimming pool and spa, an executive business lounge on the 32nd floor with captivating city views, a 24-hour dedicated concierge, cinema room, wine tasting room and state of the art gymnasium.

Located minutes from the Southbank's array of world class galleries, theatres and Michelin starred restaurants and Brasseries. The property is also within a short walk of the City and easy reach of several world-famous educational institutions. Transport links include Blackfriars station within moments of the property. Whilst the large transport hubs of London Bridge & Waterloo also sit within close proximity.



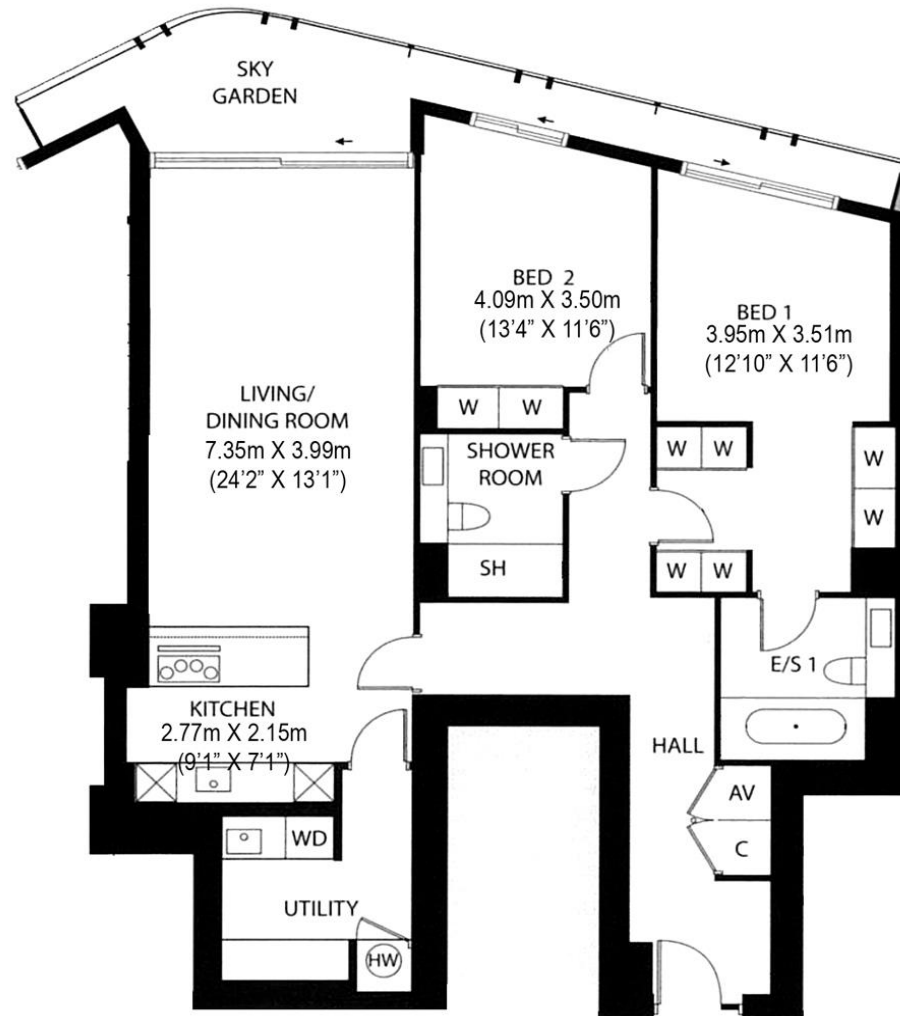


## Property Features:

- Two Bedrooms
- Two Bathrooms
- Twenty Eighth Floor
- Views of the River Thames and Westminster
- Incredible Specification
- 24-hour concierge service
- Resident only spa with snow room
- Gymnasium
- 20 metre swimming pool
- Resident only cinema room
- Wine store and business suite
- Moments from Southwark and Blackfriars tube stations



## 28th Floor Total Gross Internal Area 124.5 Sq/m - 1,341 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</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	

## Terms & Conditions:

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

Asking Price:	£2,250,000
Tenure:	Leasehold Expires 12/09/3017 Approximately 993 Years Remaining
Ground Rent:	£750.00 (per annum) 2022
Service Charge:	£17,731.96 approx. (per annum) 2022
Anticipated Rent:	£6,933.00 pcm Approx. 3.3% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH220137

T: 020 8036 3200

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

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

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Singapore | South Africa | Turkey

