

One Blackfriars Road
London SE1



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One Blackfriars Road, widely recognised as one of London's most iconic glass towers. Award winning luxury completed 2018, designed by SimpsonHaugh Architects - inspired by Timo Sarpaneva's 1952 Lansetti II glass vase, rising 170m above Southbank.

The open plan reception feels spacious of impressive lateral scale 9.85m x 7.65m. Floor-to-ceiling windows allow natural light to flood the room, enhancing the elevated views.

The kitchen/dining/sitting room creates an ideal space for relaxed living and entertaining. A contemporary kitchen has all Miele appliances. The luxury wall and base storage units are downlit with fabricated stone work surfaces. Natural stone has been used throughout the apartment to elevate its finish.

A large central island separates kitchen from reception sitting room, its orientation perfect for food preparation, whilst engaging with the room's wider audience when entertaining. The island contains a four-zone Miele induction hob with rising extractor hood and temperature-regulated wine fridge.

The sitting room has central media unit (fitted with a Samsung smart TV & Sonos soundbar). It comfortably accommodates large soft furnishing, coffee table, side tables and cabinetry. The two principal entertaining spaces, being sky lounge and dining area, take in the best views day and night, especially the illuminated cityscape.

The three double bedrooms are all on the east side receiving the morning light, and views towards the River Thames, and two are fitted with double wardrobes. The bathrooms are finished to an exceptional standard of interior design, making a truly remarkable turn-key luxurious apartment, well located to the City of London financial centre.



Location

One Blackfriars Road has dedicated residents lounge (32 floor), enclosed executive meeting room, private cinema, a wine tasting room and golf simulator (all of which can be booked by residents for private functions). The Spa includes wellness facilities, 20 meter swimming pool, thermal suite, yoga garden and fully equipped gym. The apartment is 0.3 miles from Bernie Spain Gardens providing open green space.

There are world-class cultural attractions within striking distance, including London's famous Borough Market (offering international cuisines), Tate Modern, Shakespeare's Globe Theatre, British Film Institute, OXO Tower, and Southbank Centre, as well as an array of excellent shops, restaurants, cafés, public houses, and sports and leisure amenities. There are excellent transportation links locally: Southwark Underground Station 0.3 mile (Jubilee Line). London Bridge 1 mile (Jubilee & Northern Lines and National Rail), Blackfriars Station 0.3 mile (District and Circle, and National Rail), Waterloo Station 0.3 mile (Bakerloo, Jubilee, Northern, Waterloo & City Lines).

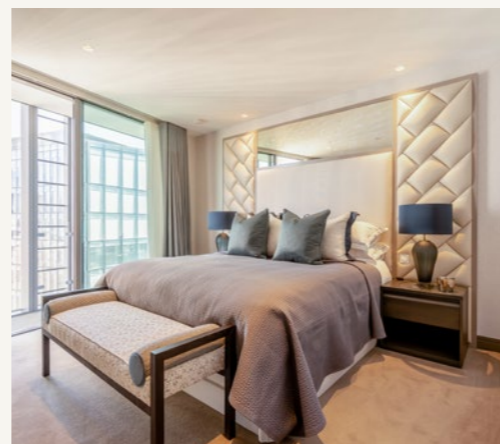
General

Terms

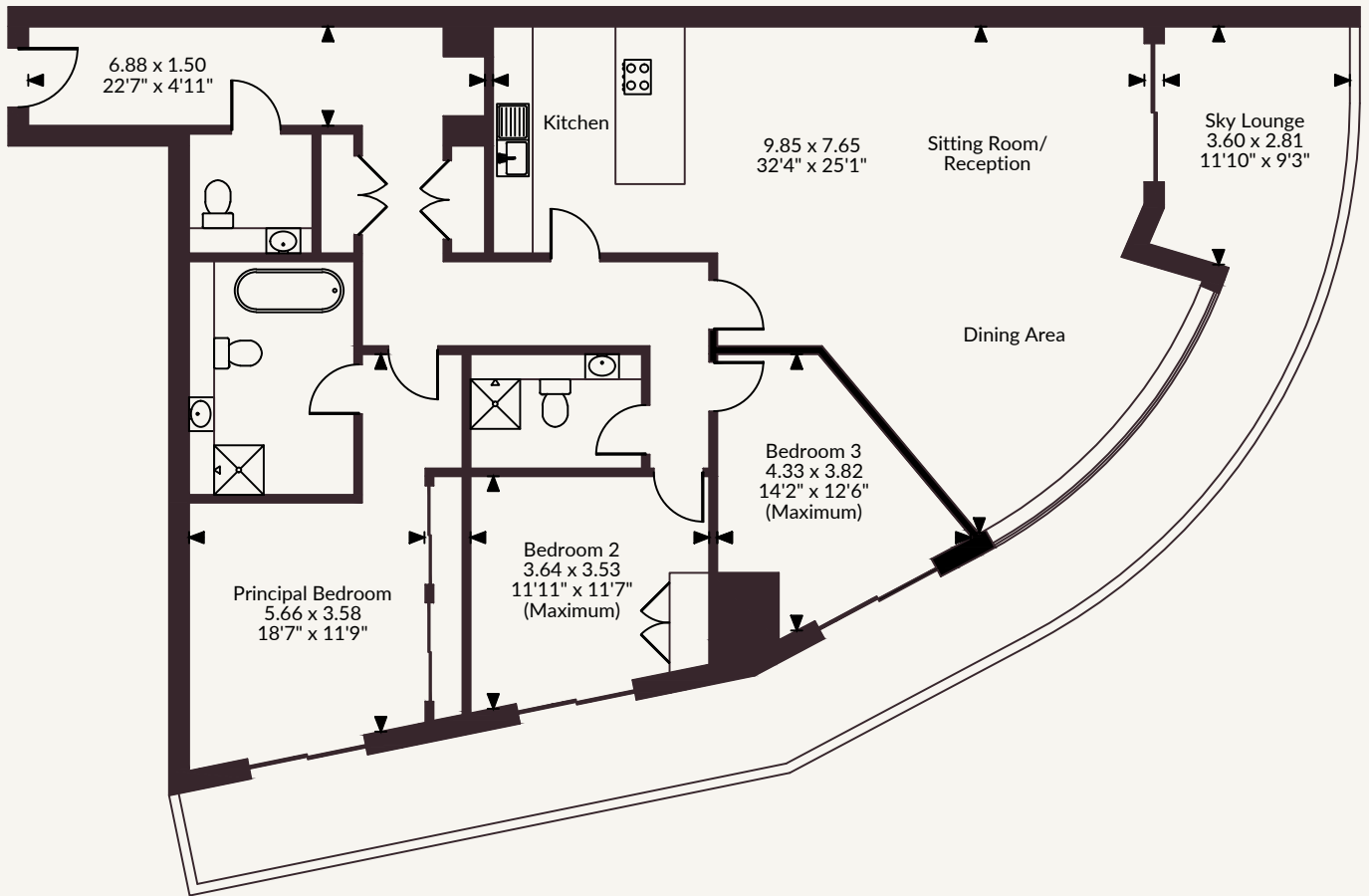
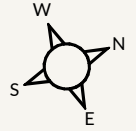
Tenure: Leasehold - Expires 12/04/3017
 Service Charge: £28,000 Pa to be paid half yearly. 2025/2026 (Including building Insurance).
 (Figure provided combines apartment and parking costs).
 Ground Rent: £1,250 2025/26 Reviewed 2118
 EPC: B
 Council Tax: London Borough of Southwark Band H £3,755.80 pa 2025/26
 Sky lounge - 402 sq. ft. ownership is excluded in lease, but demised to the apartment.
 Parking: One valet right to park space whilst in residence.
 Services: Including mains water, electricity and drainage. Billed separately.
 Security: Manned personnel & CCTV.
 Fire Safety Regulation: Compliant.
 Fixtures & Fittings: Certain items are excluded from sale, but may be available by separate negotiation. The principal super king bed is excluded from sale.
 Pets: well behaved pets are allowed.
 Internet Speed: Hyperoptic

1,497sq ft 139sq m
 1,899 Including Sky Lounge
 Luxury finish
 River & cityscape views
 Three double bedrooms
 Valet car parking
 Leasehold | Southwark

Asking price £3,200,000



Blackfriars Road, SE1
 Main House internal area 1,497 sq ft (139 sq m)
 Sky Lounge internal area 402 sq ft (37 sq m)
 Total internal area 1,899 sq ft (176 sq m)



Twenty First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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