

Balmoral House, Earls Way, Tower Bridge, SE1

Asking Price: £825,000

Benham & Reeves

Balmoral House, Earls Way, Tower Bridge, SE1

1 Bedroom | 1 Bathroom | Leasehold

In one of London's most iconic developments, One Tower Bridge, is this immaculately presented dual-aspect 1-bedroom apartment.

This bright, modern and air-conditioned apartment spanning 789 sq. ft. is set on the 3rd floor and is offered in fantastic decorative condition throughout. The property comprises a double bedroom, a modern family bathroom, a separate guest WC, a dressing room with fitted wardrobes, a large utility cupboard and a spacious, open-plan living room with beautiful Herringbone flooring. There are bespoke Miele appliances and floor-to-ceiling windows leading to a private balcony.

One Tower Bridge boasts one of London's finest restaurants – The Ivy, as well as the very popular Bridge Theatre. Residents can enjoy state-of-the-art facilities including a gym, swimming pool, spa, golf room, private business lounge and 24-hour concierge. This prime location offers riverside living, including the local delights of St Katharine's Dock, Borough Market, the Tate Modern, South Bank and the Tower of London. With London Bridge and Tower Bridge very close by, access to Canary Wharf and The City is very convenient.

A very special property and viewing is highly recommended.

Please note that this property is currently rented, photographs were taken prior to the current tenancy







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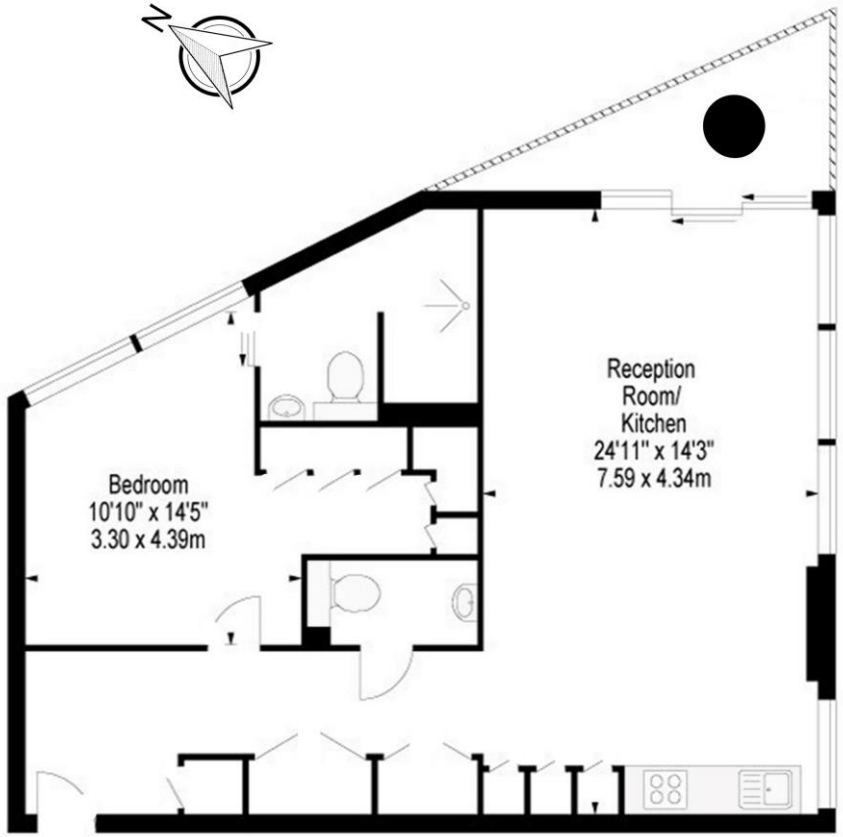


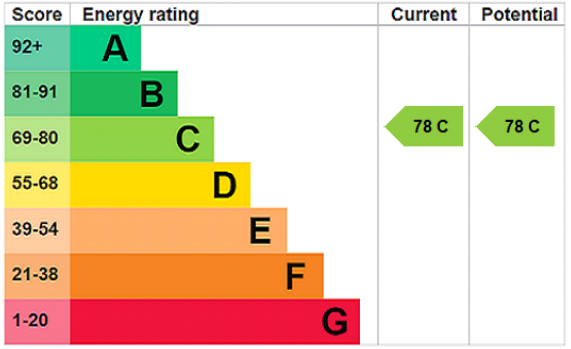
Property Features:

- One Bedroom
- 3rd Floor
- 789 Square Feet (Approx.)
- Open Plan
- State of the Art Facilities
- Fantastic Location and Riverside Living
- Concierge
- Easy Access to Canary Wharf and The City
- The Ivy and The Bridge Theatre Nearby
- Tower Bridge and London Bridge Underground Station (Zone 1)

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3rd Floor





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

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

Asking Price:	£825,000
Tenure:	Leasehold Expires 01/01/3011 Approximately 984 Years Remaining
Ground Rent:	£988.36 (per annum) For the year 2026
Service Charge:	£10,925.06 (per annum) Approx. for the year 2026

Viewings:

All viewings are by appointment only through our City Office.

Our reference: BEA220338

T: 020 7213 9700
E: city.sales@benhams.com
W: www.benhams.com

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