

Blackfriars Road, Southwark, SE1

Asking Price: £2,000,000

Benham & Reeves

Blackfriars Road, Southwark, SE1

2 Bedroom (s) 2 Bathroom (s) Leasehold

Guide price £2,000,000 – £2,250,000

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, a flat-screen TV with a Sonos soundbar, and an iPad central control device. Finished with Italian marble floors and large panoramic windows, it allows abundant natural light and exceptional views of the City.

The generous open-plan reception features a bespoke designer kitchen with high-end integrated appliances and composite stone worktops, plus spacious double bedrooms with custom-fitted wardrobes, a bespoke bathroom with a stunning marble wall and stone floor finish, and an en-suite 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, just moments from the property. The large transport hubs of London Bridge & Waterloo also sit in close proximity.

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







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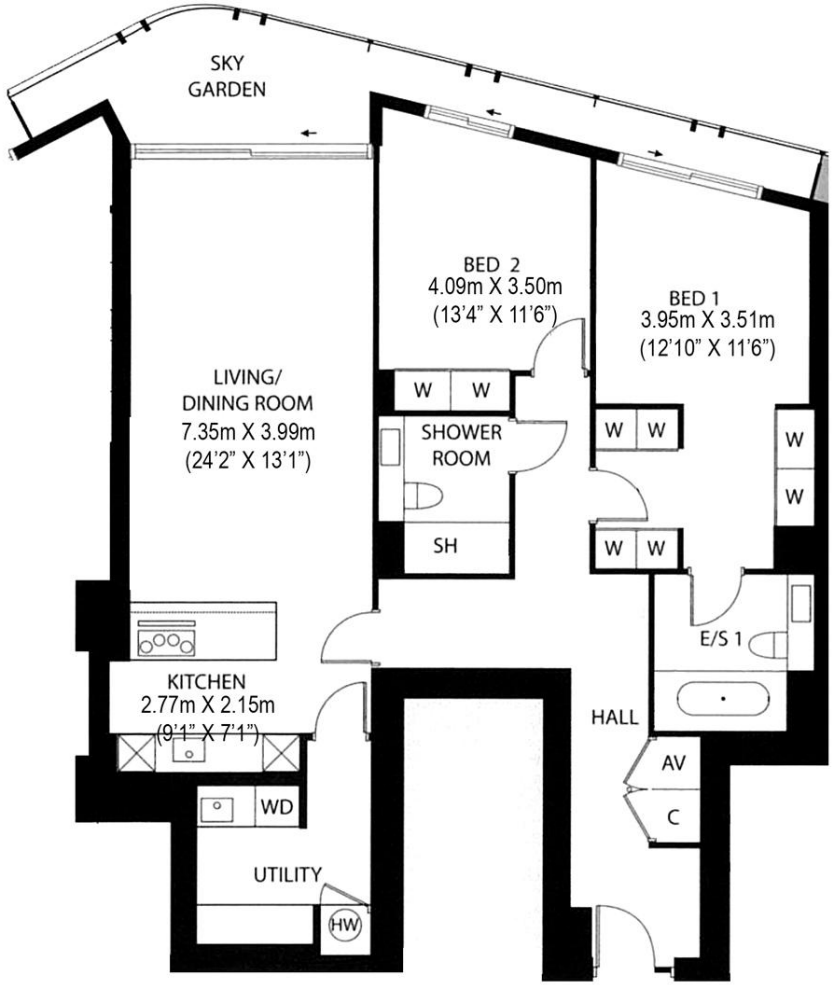


Property Features:

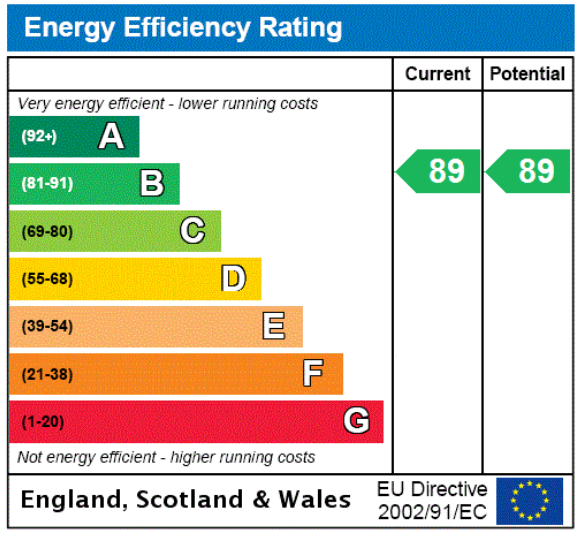
- Two Bedrooms
- Two Bathrooms
- Twenty Eighth Floor
- Views of the River Thames and Westminster
- Incredible Specification
- 24-hour concierge service
- Resident only spa with snow room
- Gymnasium
- 20 metre swimming pool
- Resident only cinema room
- Wine store and business suite
- Moments from Southwark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

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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.



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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:	£2,000,000
Tenure:	Leasehold Expires 12/09/3017 Approximately 991 Years Remaining
Ground Rent:	£750.00 (per annum) For the year 2026
Service Charge:	£26,805.30 (per annum) For the year 2026
Anticipated Rent:	£6,933.00 pcm Approx. 3.7% Yield

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220137

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