



## One Blackfriars

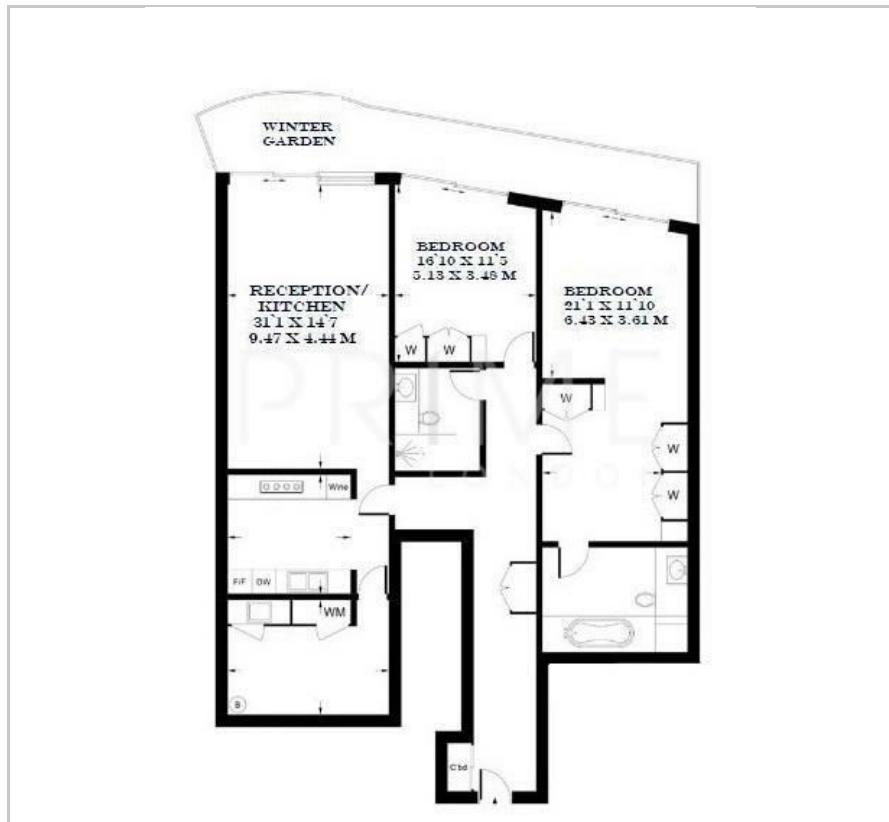
1 Blackfriars Road, SE1 9GQ

Asking Price £2,250,000



2 2 1 B

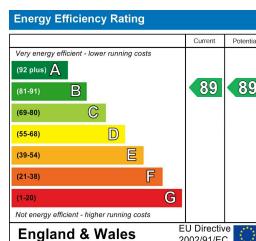
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Premium two bed apartment
- 1,308 sq ft (122.3 sqm)
- Golf simulator, screening room, 32nd floor
- Finished to an exceptional standard
- Views of the River Thames and London Eye
- Chain free and EWS1 compliant
- Residents' gym, swimming pool, thermal suite
- 24 hour concierge

This premium two bedroom apartment, with unparalleled views and exceptional finishes throughout offers 1,308 sq ft (122.33 sqm) of high quality internal space, and is available for chain free sale through Prime London. The property also comes with valet parking.

This apartment offers a combination of marble and wooden flooring, floor to ceiling windows, iPad control of state of the art automation and entertainment systems, stone bathrooms and wrap around winter garden. The apartment also benefits from use of the residents' gym, swimming pool, thermal suite, golf simulator, screening room, 32nd floor executive residents' lounge area and wine cellars.

With unmatched views of the River Thames, St Paul's Cathedral, Canary Wharf, and The Shard this exceptional premium apartment also benefits from use of the residents' gym, swimming pool, thermal suite, golf simulator, screening room, 32nd floor executive residents' lounge area and wine cellar.

One Blackfriars is located next to Southbank in the heart of London's cultural district and 0.3 miles from Southwark Underground Station for the Jubilee Line. Blackfriars Underground and Overground Station are also located 0.3 miles away across Blackfriars Bridge. The apartment is conveniently located for the City, Canary Wharf and the West End via the Jubilee Line. Times and distances quoted are approximate.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.