



### Upper Ground, London SE1

Comprising of 903 sqft of internal space, the fabulous apartment encompasses a fully fitted impressive kitchen, with an open plan reception room designed to entertain with impressive western river views of Big Ben, the Houses of Parliament and other famous London landmarks. The reception is bathed in natural light that pours in through the floor to ceiling windows throughout. Both the main bathroom and the en-suite are fully fitted to a superb standard. Both bedrooms are generously sized and include an abundance of storage space, which is true of the whole apartment as it makes excellent use of the space available. The apartment is of an outstanding standard. Southbank Tower is a confident, soaring design that is a distinctive landmark on Londons cultural mile. The building is based between The Royal Festival Hall and Shakespeares globe and adjacent to the iconic Sea Containers House, now home to the Mondrian Hotel. With Southwark and Blackfriars Underground stations a short distance away it allows quick access to Central London as well as connecting train stations to the airports and other parts of England. Southbank Tower benefits from high speed lift access, an indoor swimming pool and a private lounge for residents. Located on the South Bank you are just a short distance to the theatres, restaurants and attractions of Covent Garden, the trendy and up beat, theatres and the shopping of Oxford Street and the green spaces and famous historical squares that London has to offer. Transport links on your doorstep include; Southwark (0.4 miles), Blackfriars (0.4 miles) and Temple (0.7 miles) underground stations, Waterloo East (0.5 miles) for national rail and the new City Thameslink (0.6 miles).

**2 Bedrooms : En Suite Shower Room : Bathroom : Reception Room : Kitchen : Lift : Amenities : 24 Hour Concierge : EPC Rating TBC**

**£1,100 pw / £4,767 pm Subject To Contract**

Long Let



## Fees and Charges

Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

### Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.

