



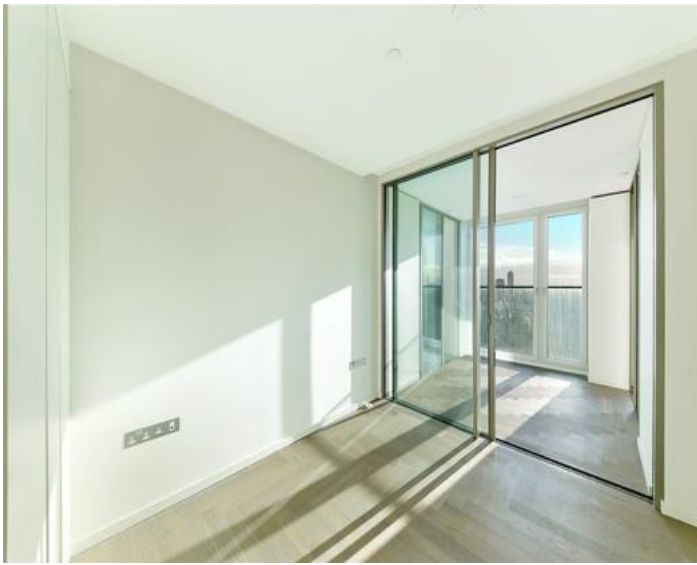
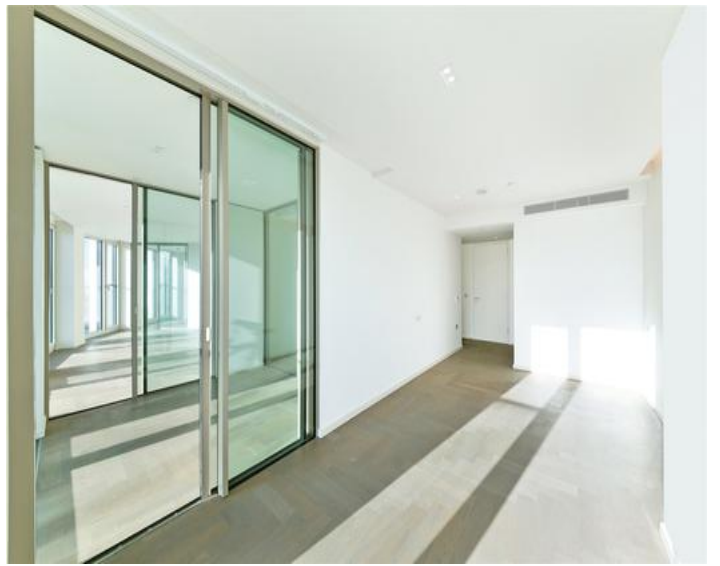
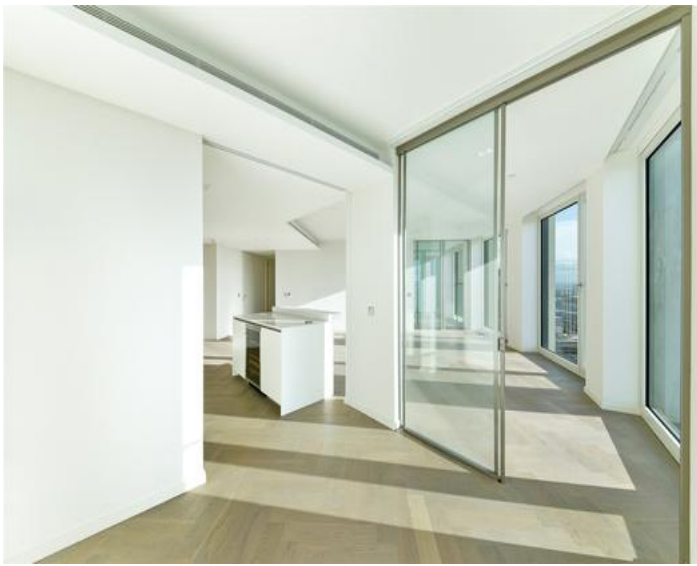
South Bank Tower, 55 Upper Ground, London SE1 9RB

South Bank Tower is located in the heart of London's bustling south bank, within an easy distance of the London Eye, National Theatre and the City. Blackfriars Station is a few minutes walk away providing tube and Thameslink services to London and the rest of the southeast of England, including Gatwick and Luton Airports. Waterloo Station is a ten minute walk away and connects you to the Greater London and the South of England. Southwark Station and the Jubilee Line are also two minutes away, with services that can reach Bond Street or Canary Wharf in ten minutes. Thames riverboats connect Bankside Pier to Embankment Pier, just eight minutes away to the west, and Canary Wharf, a 15 minute trip to the east. This apartment offers an open plan reception room and state of the art kitchen, benefiting from floor to ceiling which enable an abundance of natural light. The master bedroom is complete with walk in wardrobe and beautifully appointed en suite shower room. There is a second double bedroom, also with built in wardrobes, as well as a separate guest bathroom. Residents benefit from stunning view of the London city skyline, 24 hour concierge, residents gym, lift access and residents swimming pool.

2 Bedrooms : En Suite Bathroom : Shower Room : Reception Room : Kitchen : 2 Winter Gardens :
Lift : 24 Hour Concierge : Leisure Facilities : EPC Rating B

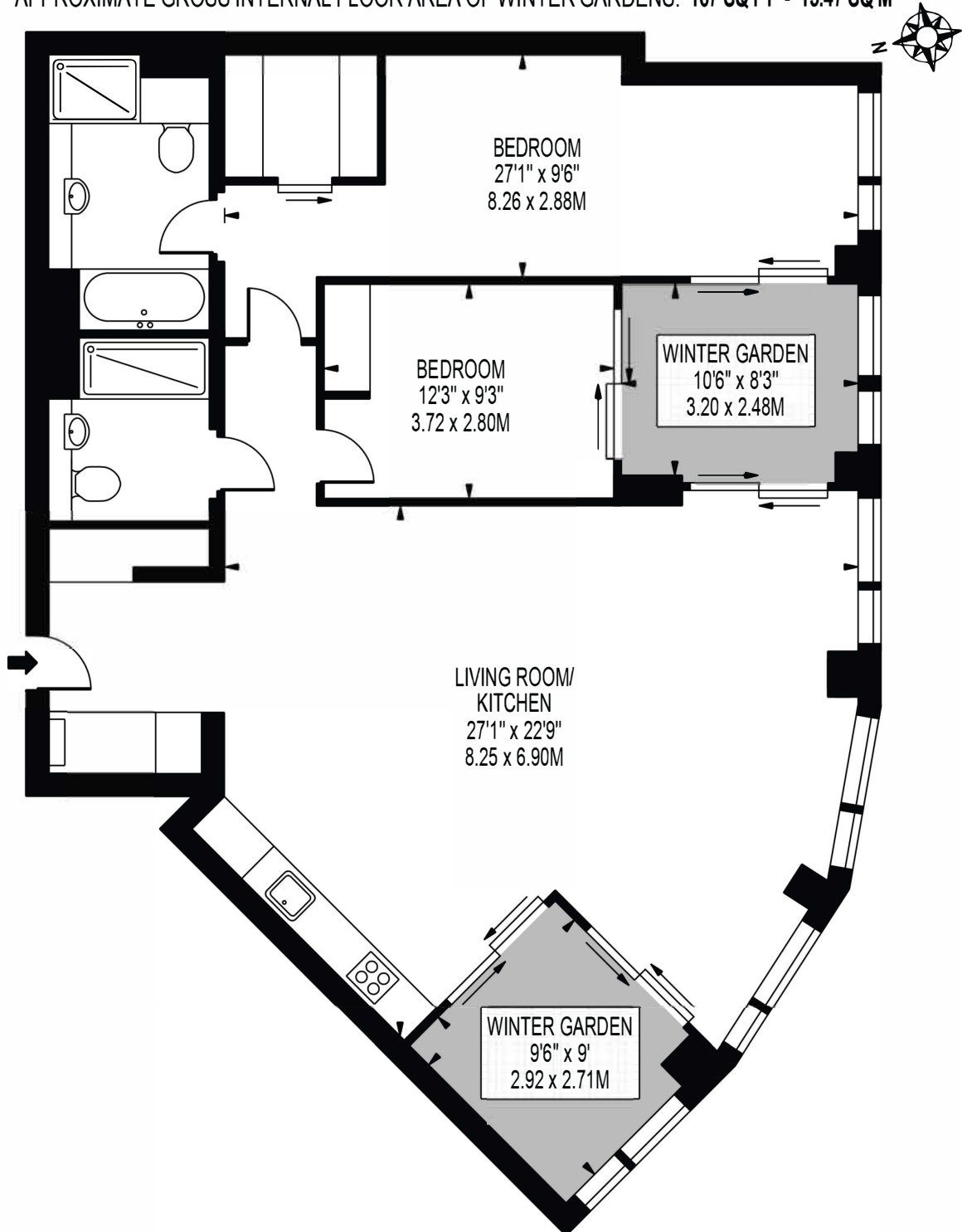
Subject To Contract

Long Let



APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1363 SQ FT - 126.66 SQ M
(INCLUDING WINTER GARDENS)


APPROXIMATE GROSS INTERNAL FLOOR AREA OF WINTER GARDENS: 167 SQ FT - 15.47 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.