



SOUTHBANK



Southbank 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. Accommodation comprises an open plan reception/dining room and state of the art kitchen which is perfect for entertaining, with floor to ceiling glass allowing an abundance of natural light to flood the interior. The master bedroom is complete with built in wardrobes and luxuriously appointed en suite, with separate bath and shower. There is a second double bedroom, also with built in wardrobes, and separate guest bathroom. A private winter garden accessed from the reception room and master bedroom is ideal for use as a study, or just for relaxing whilst enjoying the fabulous views. Residents will benefit from excellent security and concierge service, as well as world class facilities including a gymnasium, swimming pool and spa, private cinema, business facilities and communal roof terrace with spectacular views across London.

2 Bedrooms : En Suite Bathroom : Shower Room : Reception Room : Kitchen : 2 Winter Gardens : Security And Concierge : Leisure Facilities : Communal Roof Terrace : EPC Rating B

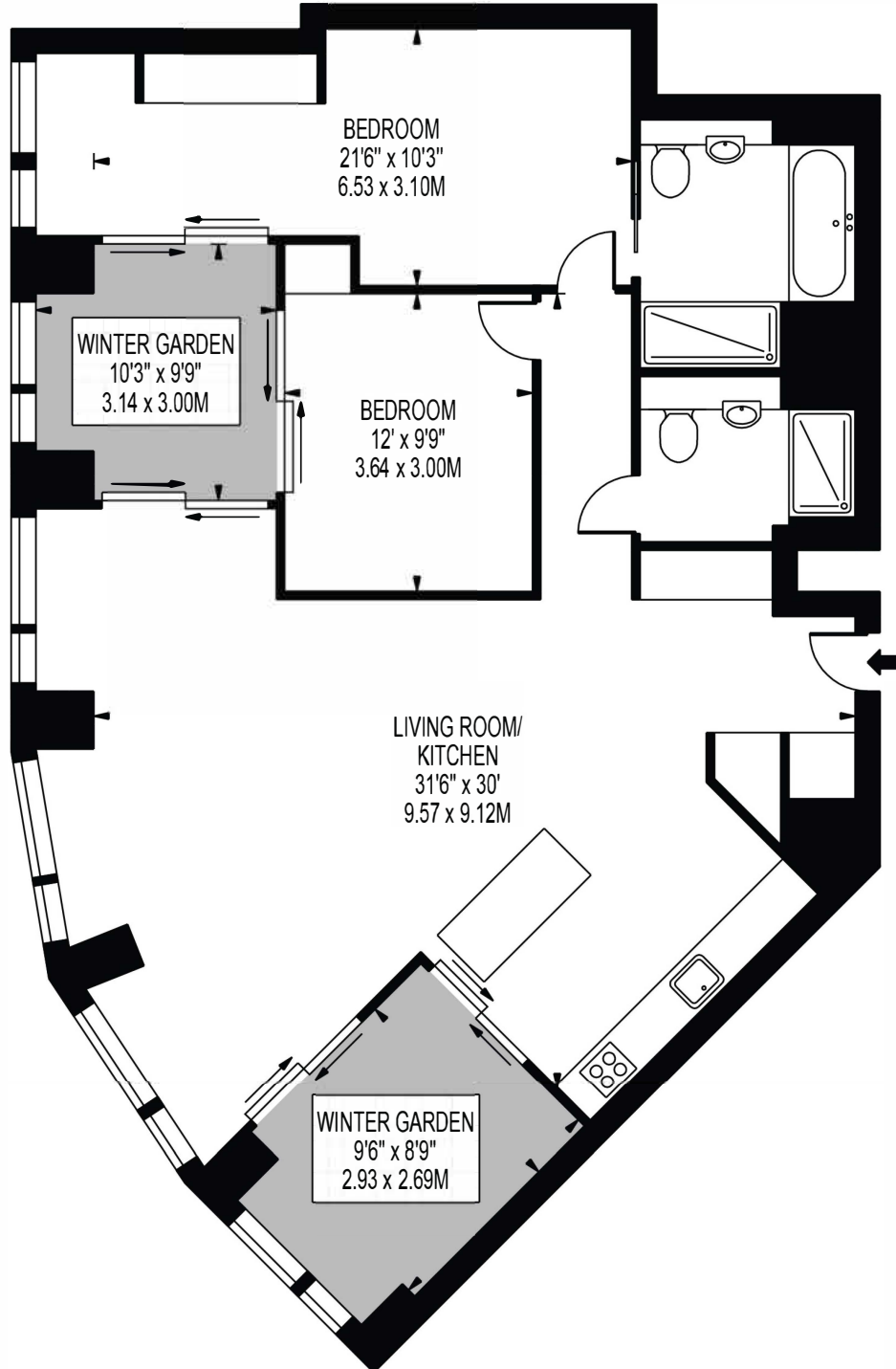
Subject To Contract

Long Let




APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1313 SQ FT - 121.98 SQ M
(INCLUDING WINTER GARDENS)

APPROXIMATE GROSS INTERNAL AREA OF WINTER GARDENS: 191 SQ FT - 17.75 SQ M



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(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.