



Forum Magnum Square | | Waterloo | SE1 7GL

£750 Per Week

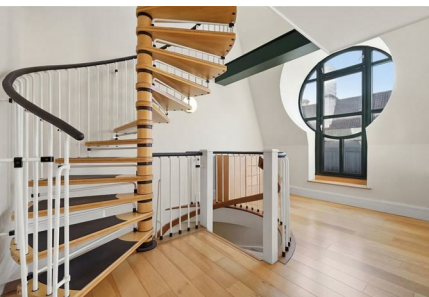
**ICON**  
RESIDENTIAL

Forum Magnum Square |  
Waterloo | SE1 7GL  
£750 Per Week

- Spacious 2 bedrooms
- Modern 2 bathrooms
- Bright reception room
- Contemporary design
- Just been decorated throughout
- Close to transport links
- Near local amenities
- Ideal for professionals
- Secure building
- Viewing recommended

Nestled in the prestigious Forum Magnum Square, this modern duplex flat offers a sophisticated urban lifestyle in the heart of County Hall. Spanning an impressive 959 square feet, the property features a spacious reception room that provides a welcoming atmosphere for both relaxation and entertaining. With two well-appointed bedrooms





and two contemporary bathrooms, this flat is ideal for professionals or small families seeking comfort and convenience.

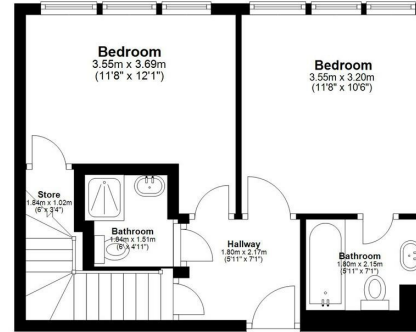
Residents will appreciate the exclusive access to a private gym and swimming pool, perfect for maintaining an active lifestyle without leaving the comfort of home. The property also boasts a 24-hour concierge service, ensuring that all your needs are met with utmost care and attention. Additionally, secure underground parking offers peace of mind for those with vehicles.

This duplex flat combines modern living with exceptional amenities, making it a perfect choice for anyone looking to enjoy the vibrant lifestyle that County Hall has to offer. Don't miss the opportunity to make this exquisite property your new home.



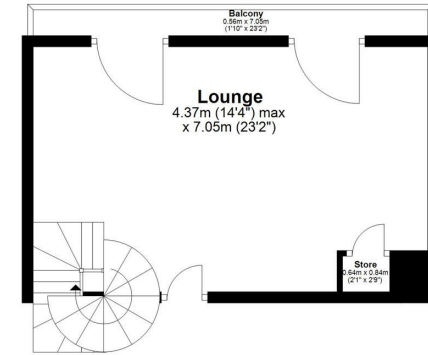
### Sixth Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



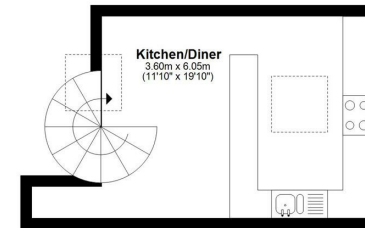
### Seventh Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



### Mezzanine Floor

Approx. 18.0 sq. metres (193.5 sq. feet)



Total area: approx. 82.9 sq. metres (892.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Forum Magnum Square**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			75
(54-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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