



CROWN  
LUXURY HOMES



Apartment 173, 1 Blackfriars Road, London, SE1 9GJ  
£1,600,000



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Situated on the 24th floor of the illustrious One Blackfriars development, this two-bedroom apartment offers unparalleled luxury living with breathtaking views of the London skyline.

## Description

The Property  
This contemporary two-bedroom apartment in One Blackfriars showcases floor-to-ceiling windows that perfectly frame the breathtaking London skyline, creating a stylish and inviting living space.

The fully integrated open-plan kitchen and living room are not only generously proportioned but also offer stunning views of some of London's most iconic landmarks.

Both double bedrooms are adorned with plush carpeting and feature built-in wardrobes, with sliding doors that lead to the expansive wrap-around winter garden. The apartment also features well-appointed bathrooms. One of the bedrooms boasts an en-suite bathroom complete with a walk-in shower and modern vanity unit, providing convenience and contemporary style. The second bathroom includes a luxurious bathtub, offering a relaxing retreat after a long day. Both bathrooms contribute to the apartment's overall sense of comfort and sophistication.

Additionally, an abundant storage can be found throughout the apartment, including additional space in the entrance hallway and living area. Additionally, a convenient utility cupboard ensures the kitchen remains clutter-free.

The apartment further benefits from the availability of the parking space, seamlessly managed by a valet service for added convenience.

### One Blackfriars Development

One Blackfriars stands as one of London's most prestigious developments, an iconic addition to the capital's skyline. With its 5-star concierge service, residents' swimming pool, gym, and lounge, occupants of this two-bedroom apartment can expect unparalleled luxury and service.

Moreover, the location of One Blackfriars provides excellent access to public transportation options, ensuring effortless connectivity throughout the city. With nearby tube stations and bus routes, residents can easily explore all that London has to offer, making commuting and travel a breeze. This convenient access to public transport enhances the appeal of living in this prestigious development, offering both convenience and accessibility for residents.

### Additional Information

Heating/Hot Water Provider: Switch 2 (Fees and charges may apply; please refer to the supplier for more information)

Council: Southwark, Band G

Service Charge: Approx. £20,000 per annum (subject to change)

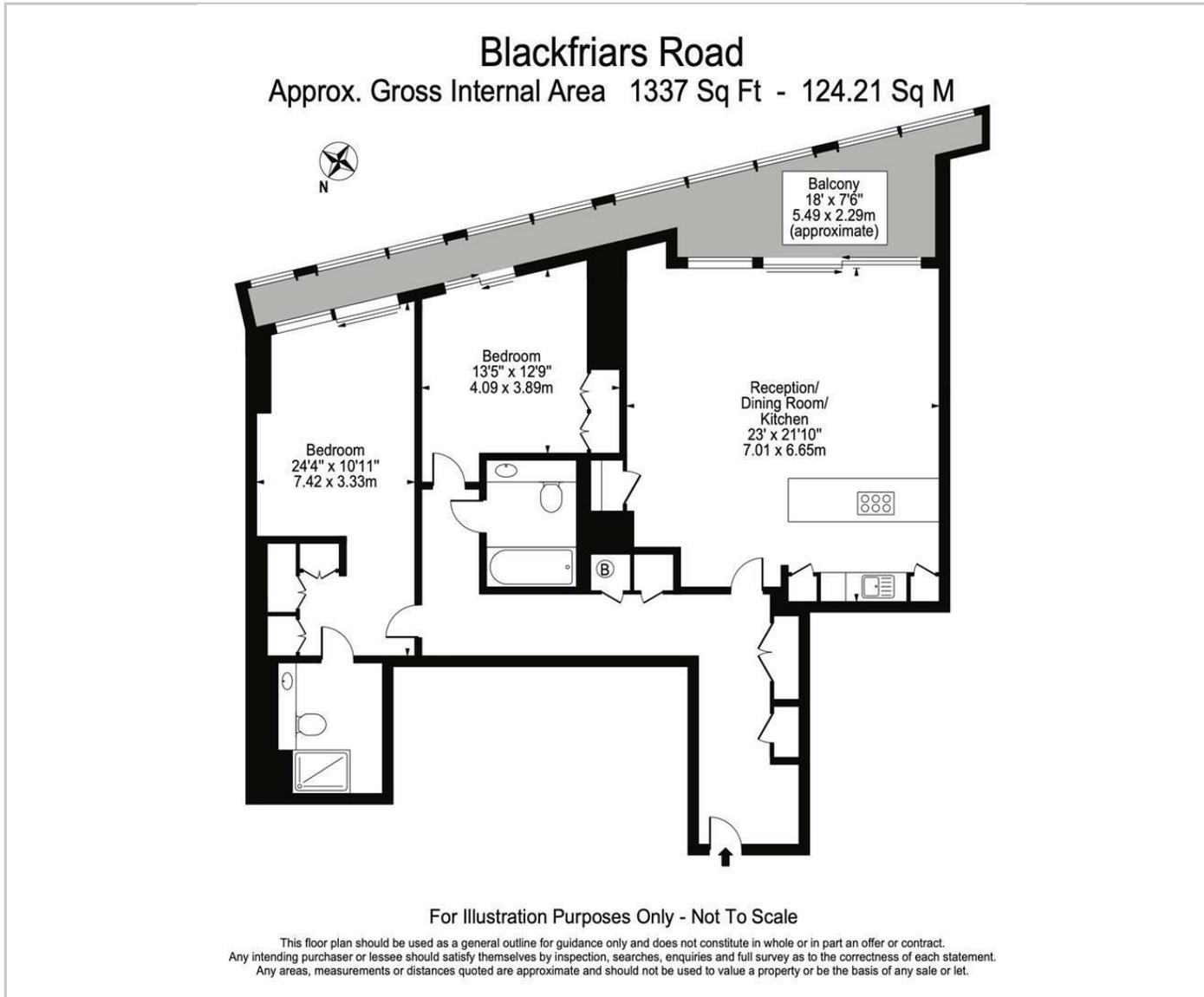
Ground Rent: £750 per annum (subject to change)

Local Council: Southwark

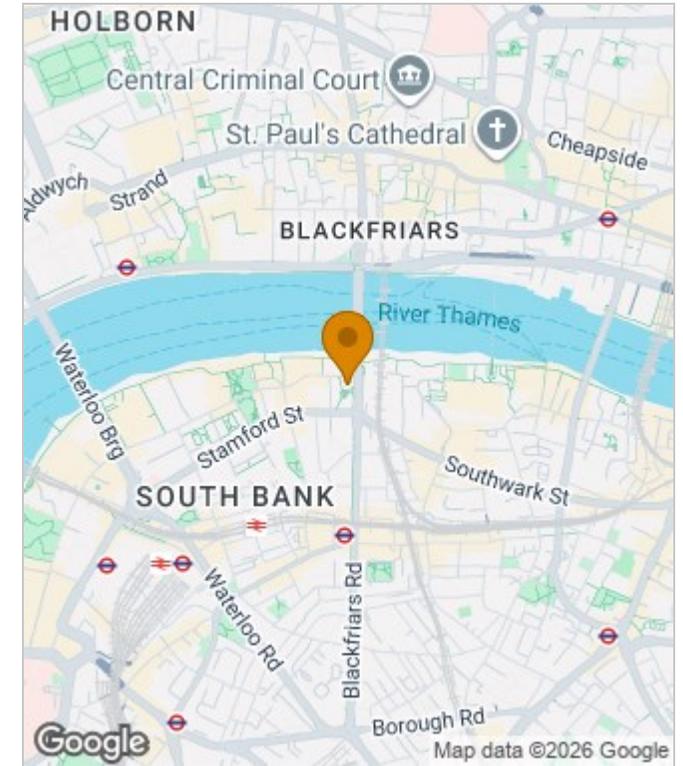
Tax Band: G



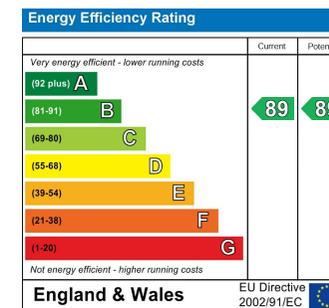
## Floor Plans



## Area Map



## Energy Performance Graph



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