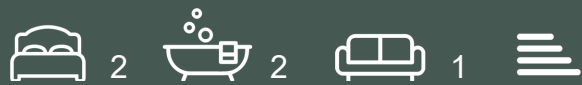




# One Blackfriars – 22nd Floor, Southwark

£7,250



Available in July | Furnished | River Thames Views | Views of The Shard | Residents' Virtual Golf Room | Residents' Cinema | Residents' Gym and Swimming Pool | Concierge | Residents' Lounge | Winter Garden | WeChat: CLH-Consultant.



CROWN  
LUXURY HOMES

lettings@crownluxuryhomes.com  
+44 2035 143482



- Unfurnished
- Views of The Shard
- Residents' Virtual Golf Room
  - Residents' Gym
  - Residents' Lounge

- River Thames Views
  - 29th Floor
- Residents' Cinema
  - Concierge
- Residents' Winter Garden



## The Property

This elegant two-bedroom apartment in One Blackfriars captures the essence of luxury city living, with floor-to-ceiling windows that frame mesmerising views of the London skyline, flooding the interiors with natural light.

The open-plan kitchen and living area are both spacious and thoughtfully designed, complete with integrated appliances and breathtaking views of some of the capital's most iconic landmarks — an ideal setting for entertaining or unwinding in style.

Both double bedrooms are beautifully finished with plush carpeting and built-in wardrobes, offering comfort and practicality. Sliding doors open onto a generous wrap-around winter garden, extending your living space and bringing the outside in all year round.

The apartment features two well-appointed bathrooms: the principal bedroom includes a sleek en-suite with a walk-in shower and modern vanity, while the second bathroom offers a deep bathtub — perfect for a quiet moment of relaxation. High-quality finishes throughout create a sense of refinement and ease.

Ample storage is cleverly integrated across the home, from the entrance hallway to the living space, along with a dedicated utility cupboard to keep the kitchen area neat and uncluttered.

## 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: Switch2

Council: Southwark, Band G

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

\*Unfurnished - Furniture can be provided.

\*Parking can be provided under separate negotiations.

Local Council: Southwark  
 Council Tax Band: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

