



Let **UK** Home

**2 Bedrooms**

**Flat**

**Located in London**

**£3,350 Per Month**



[info@letukhome.co.uk](mailto:info@letukhome.co.uk)

<https://www.letukhome.co.uk/>

01795 358 886



# 10 St. Georges Circus London

SE1 8EH



Let UK Home are delighted to offer a stunning two-bedroom apartment set in Delphini Apartments situated in the highly sought after Blackfriars Circus development from Barratt Homes.

This apartment includes an inviting living space, a fitted kitchen with integrated appliances, tiled flooring, floor to ceiling glazing, recessed lighting, two good sized bedrooms with fitted wardrobes(master with ensuite), a modern bathroom with smart fittings and fixtures.

Residents of Blackfriars Circus enjoy additional perks such as concierge service, access to a private gym exclusively for residents, residents' courtyard and a communal terrace for relaxation and socializing. There are also several amenities within walking distance including shops, bars, restaurants and cafés.

Situated along Blackfriars Road, this prime location is just a short stroll away from Southwark station (Jubilee Line), Lambeth North station(Bakerloo Line) and Borough station (Northern Line) , offering excellent transport links around London. Local attractions include the renowned Borough Market, the cultural hub of Bankside housing the Tate Modern, and the lively Southbank district, all within walking distance from the property.

# 10 St. Georges Circus London

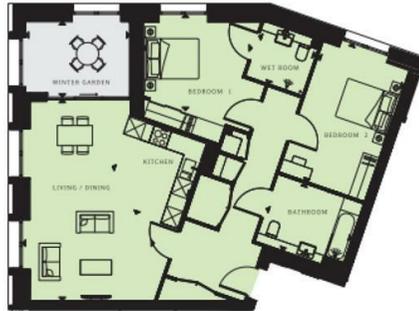
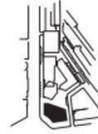
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- 1st Floor
- Concierge Service
- The Gym
- EPC Rating: B
- 24h Security



The Delphini  
2 bedroom  
apartment



**Living / Dining**  
22'0" x 14'7" (6710 x 4450mm)  
**Kitchen**  
9'9" x 9'2" (2990 x 2790mm)  
**Bedroom 1**  
11'0" x 10'6" (3310 x 3200mm)  
**Bedroom 2**  
15'11" x 10'0" (4850 x 3050mm)  
**Bathroom**  
10'0" x 7'8" (3050 x 2350mm)  
**Wetroom**  
6'7" x 6'4" (2020 x 1940mm)  
**Winter Garden**  
11'5" x 7'9" (3500 x 2380mm)



COURTYARD



\\ BARRATT LONDON \\ BLACKFRIARS CIRCUS \\

**Total floor area**

**90 square metres**



Let **UK** Home

3F 2 Eastbourne Terrace

Paddington

London

W2 6LG

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info@letukhome.co.uk

**Council Tax Band: E**

**Local Authority:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(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		

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