



A fantastic two bedroom apartment, occupying prime position in the popular South Bank Tower development.

South Bank Tower, 55 Upper Ground, London, SE1

Offers in excess of £1,400,000 Leasehold (Lease Expiry January 3014)



Eleventh floor apartment with fantastic views • Open plan reception/dining room and state of the art kitchen • Floor to ceiling glass windows providing an abundance of light throughout • Principal bedroom with built in wardrobes and an ensuite shower room • Excellent 24 hour security and first class spa and gym facilities

Local Information

South Bank Tower is a desirable riverside building by CIT, which offers luxurious living in the heart of London's South Bank.

Residents will benefit from excellent 24 hour security and concierge service, as well as a stunning indoor swimming pool, state of the art gymnasium, private cinema, business suite and spectacular 10th floor roof terrace with views across London.

Located between Waterloo and Blackfriars Bridges, it is ideally positioned to take advantage of some of the best bars, restaurants and cultural attractions London has to offer.

Blackfriars station 0.5 miles,
Southwark station 0.4 miles,
Waterloo station 0.5 miles.

About this property

This spacious apartment on the 11th floor of South Bank Tower benefits from sensational views of the River Thames and London skyline, including The City, London Eye and Houses of Parliament. The open plan reception/dining room and state of the art kitchen is ideal for entertaining, benefitting from floor to ceiling glass on two sides which enables an abundance of natural light to flood the interior. The master bedroom is complete with built in wardrobes and

beautifully appointed en suite shower room. There is a second double bedroom, also with built in wardrobes, as well as a separate guest bathroom.

Tenure

Leasehold (Lease Expiry January 3014)

Local Authority

Southwark Council

Council Tax

Band = G

Ground Rent

£800 per annum ()

Service Charge

£11,000 per annum ()

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.
Telephone: +44 (0) 20 7456 6800.

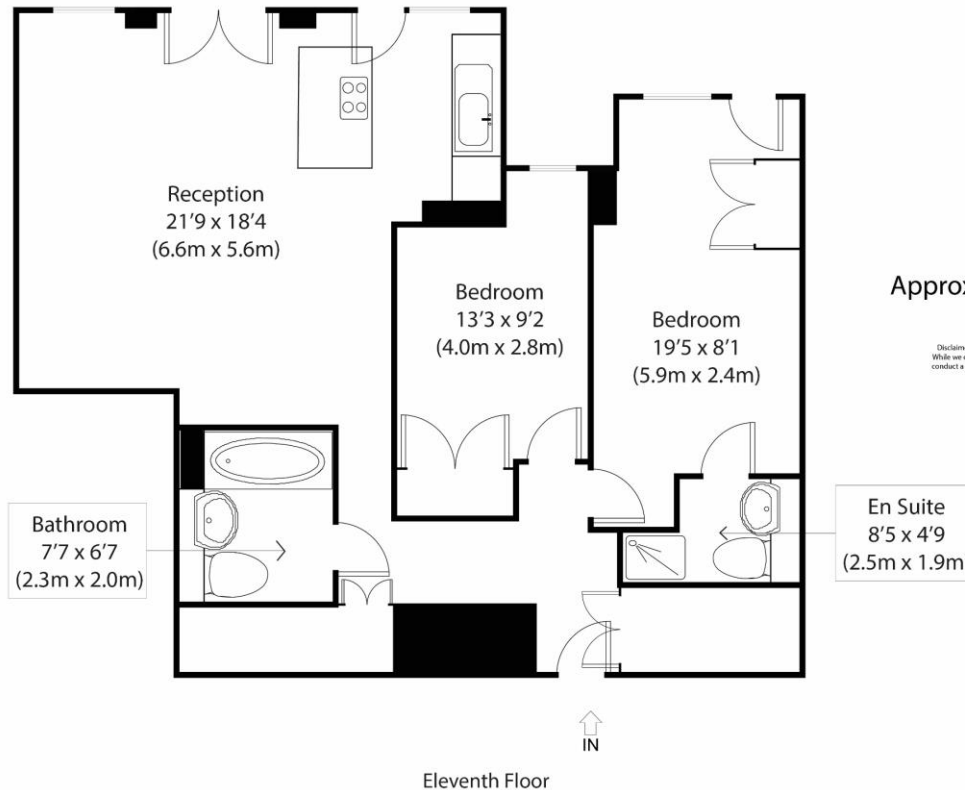




South Bank Tower, 55 Upper Ground, London, SE1
Gross Internal Area 865 sq ft, 80.4 m²

Chloe Luxon
 Wapping
+44 (0) 20 7456 6800
 chloe.luxon@savills.com


 savills | savills.co.uk



Approximate Gross Internal Area
 865 sq ft (81 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.sjphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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