



A superb opportunity to purchase a state-of-the-art, three bedroom penthouse complex with eight-rooms and parking space, in the Berkeley Homes award-winning One Tower Bridge development.

Windlesham House, Duchess Walk, London, SE1

£2,500,000 Leasehold (991 years remaining)



Top-floor two bedroom and one bedroom apartments being sold together to provide three bedrooms, three bathrooms and two reception rooms, an allocated in-door parking space and four balconies • Set within Berkeley's state-of-the-art development, One Tower Bridge • Premium specification throughout with Carrara marble bathrooms and cloakroom, underfloor heating, air cooling and mood lighting • 24 hour concierge with on-site amenities such as gymnasium, pool, spa, Jacuzzi, sauna, business lounge and virtual golf course • Exceptional location for iconic landmarks, transport connections across London and restaurants, cafes and shops.

Local Information

London Bridge station (0.5 miles) provides access across London and to Gatwick International Airport, Cambridge and Brighton. Tower Hill station (0.6 miles) and the City of London (about 0.6 miles). Convenient for Thames Clippers, Guy's Hospital, Borough Market, Bridge Theatre, Hay's Galleria and restaurants.

About this property

These two luxurious apartments, on the quiet top floor of Windlesham House, are immediately adjacent to each other and could be left independent or linked together (subject to the usual planning permission). Their beautiful, Conran Design interiors include solid oak flooring, oak shelving and bookcases around each wall-mounted TV; Carrara marble bathrooms with free-standing walk-in rain showers and Villeroy & Bosch facilities; integrated Miele kitchen appliances, coffee maker and wine cooler.

Both properties are in excellent condition and benefit from State-of-the-art smart home technology to control the underfloor heating, air cooling, electronic blinds, mood lighting and surround sound. Hyperoptic broadband with a speed of up to 900 Mbps is available.

One apartment has views of The Shard, while the other has views along pedestrianized Duchess Walk towards Tower Bridge. There are four balconies in total and one allocated, secure, car park space.

Windlesham House is particularly well located for rapid access to the stunning 11,000 square foot residents-only health club and leisure facility, which includes a spa swimming pool, sauna, steam room, jacuzzi, fully equipped gymnasium and virtual golf-facility.

Further benefits include beautiful landscaped gardens with water features and 24-hour concierge service.

It is sold with the benefit of a NHBC guarantee which expires in 2024.

Tenure

Leasehold (991 years remaining)

Local Authority

Southwark Council

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.





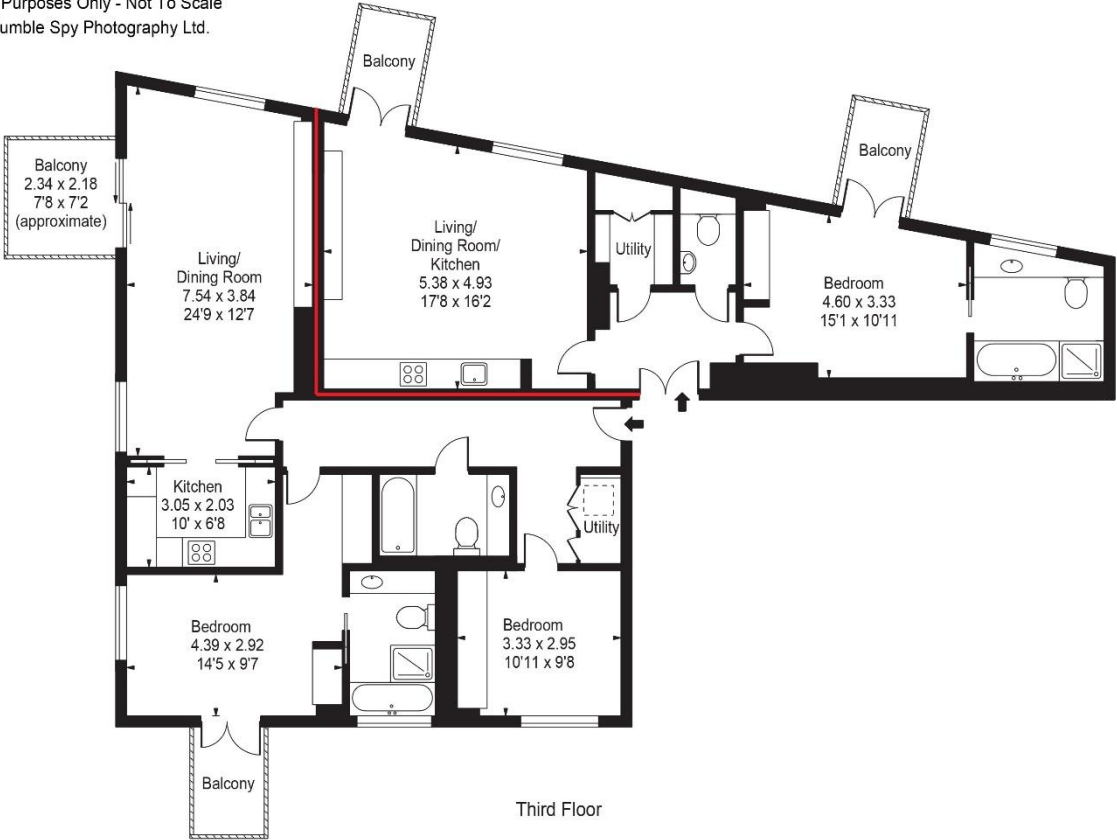
Windlesham House, Duchess Walk, London, SE1
Gross Internal Area 1650 sq ft, 153.3 m²

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

onTheMarket.com | savills | savills.co.uk

Windlesham House

Gross Internal Area(Approx)
Total = 153.29 Sq m / 1650 Sq ft
For Illustration Purposes Only - Not To Scale
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200908CLLX

