



Immaculate three bedroom apartment in One Tower Bridge, a premium riverside development with five star facilities.

**Windlesham House, Duchess Walk, London, SE1**

£1,750,000 Leasehold (989 years remaining)





EWS1 form available • State-of-the-art facilities including 24 hour concierge, swimming pool, virtual golf range, spa and business lounge • Located next to Tower Bridge for easy access to London Bridge, the City and Canary Wharf • Open plan reception/kitchen with floor to ceiling windows providing plenty of light throughout • One allocated parking space

#### 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

Set in the highly sought after Berkeley Homes development, One Tower Bridge is this wonderful three bedroom apartment, located on the first floor. The apartment benefits from modern specification throughout with underfloor heating, electronic blinds, mood lighting and surround sound system.

This lateral apartment has been designed to maximize the space and light with floor to ceiling windows and an impressive open plan reception room with access to two private balconies. Three generously sized bedrooms can be found along the hallway of the apartment with bespoke wardrobes, each with access to a bathroom complete with marble tiling. The main bedroom has an additional balcony with South facing views onto the communal gardens.

Residents of Tower Bridge will enjoy use of excellent private

amenities, including a state of the art gymnasium, swimming pool/spa, virtual golf room and residents' lounge. The development is serviced by outstanding 24 hour security and concierge. This apartment has one allocated parking space available.

#### Tenure

Leasehold (989 years remaining)

#### Local Authority

Southwark Council

#### Energy Performance

EPC Rating = B

#### Viewing

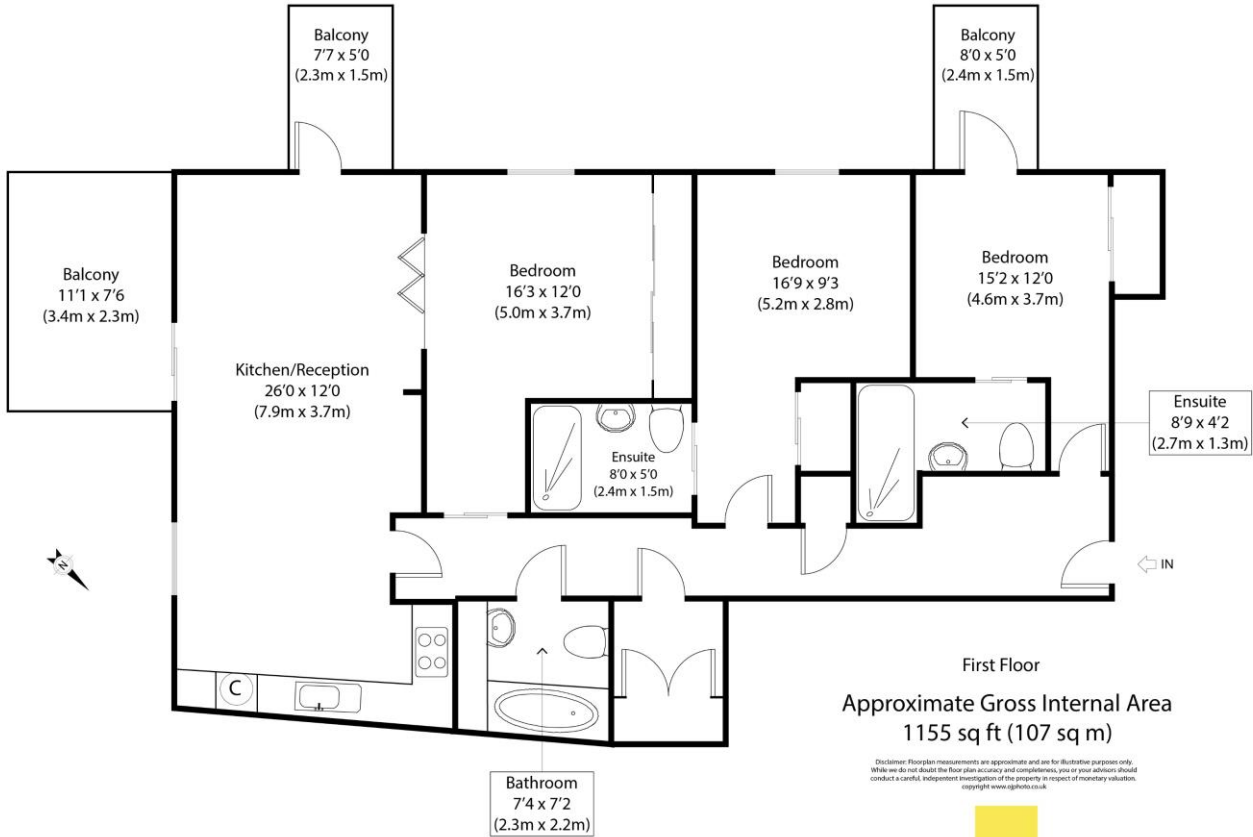
All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.  
Telephone: +44 (0) 20 7456 6800.







Windlesham House, Duchess Walk, London, SE1  
Gross Internal Area 1155 sq ft, 107.3 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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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