



Lateral three bedroom apartment set within the highly desired One Tower Bridge Development with luxurious amenities.

Windlesham House, Duchess Walk, London, SE1

£1,500,000 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 second 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

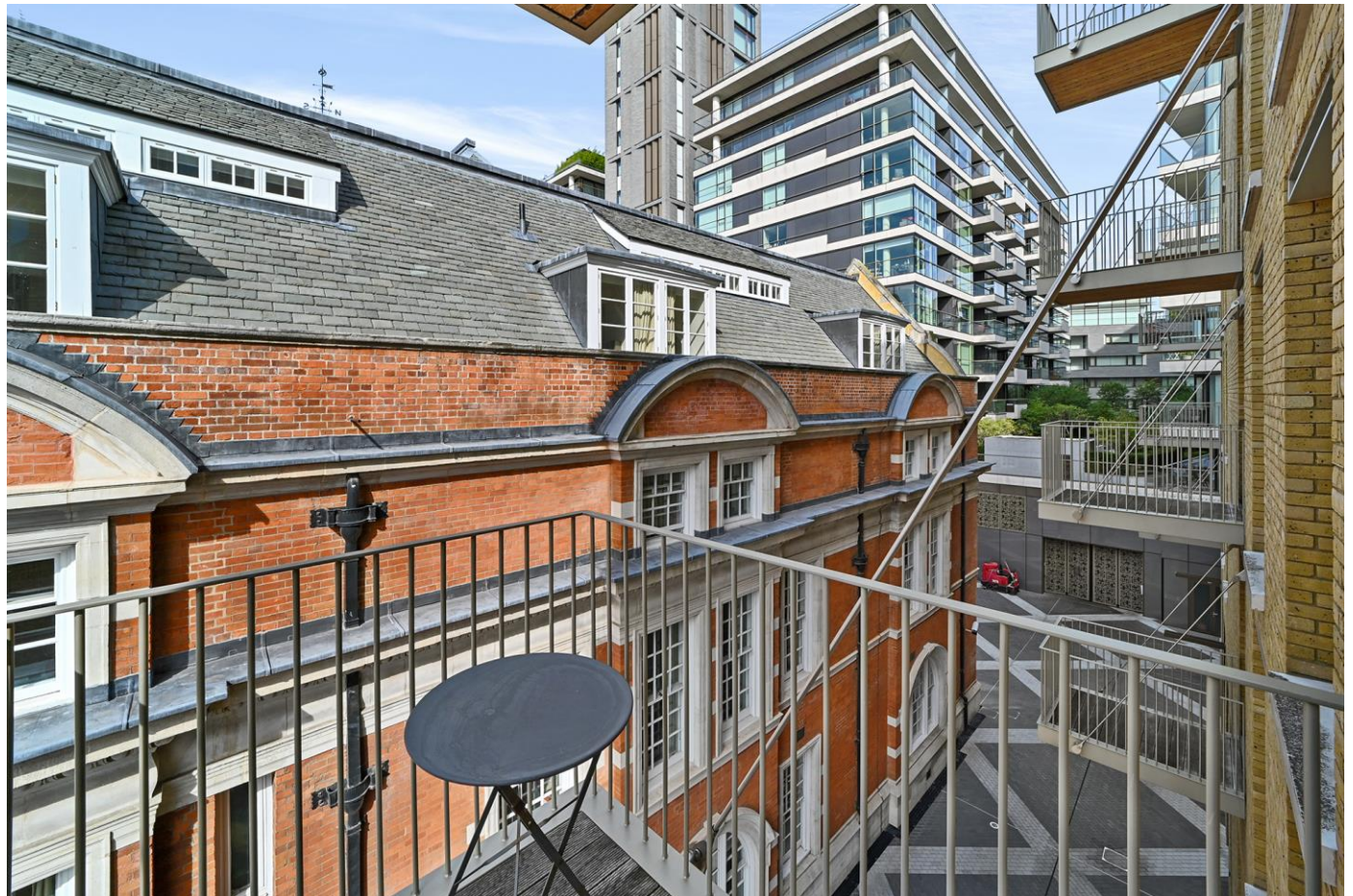
EPC Rating = B

Viewing

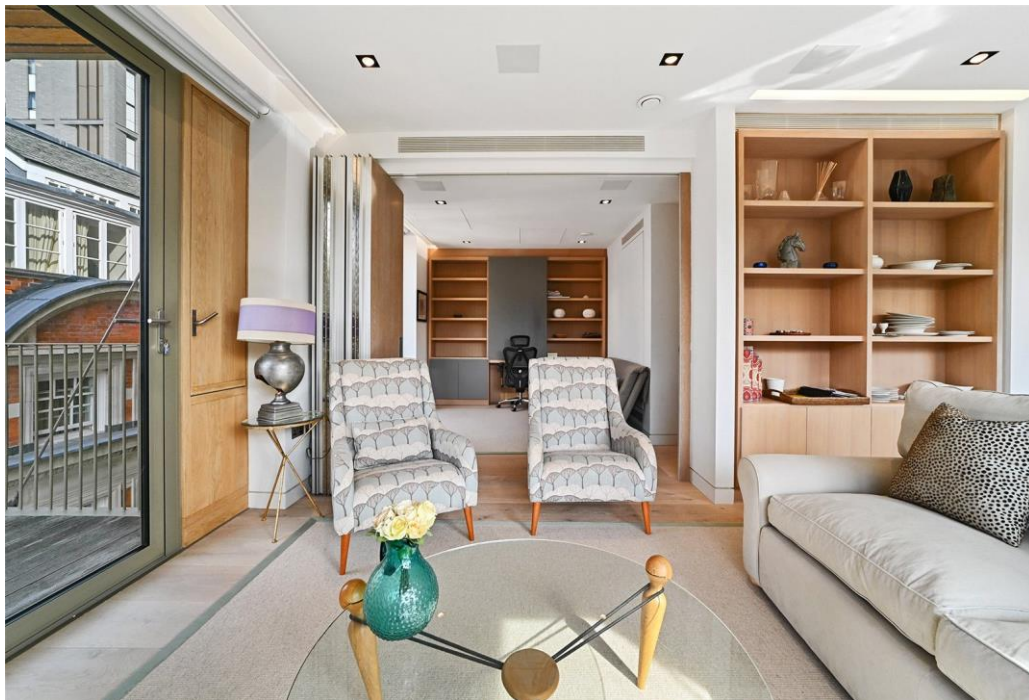
All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.

Telephone:

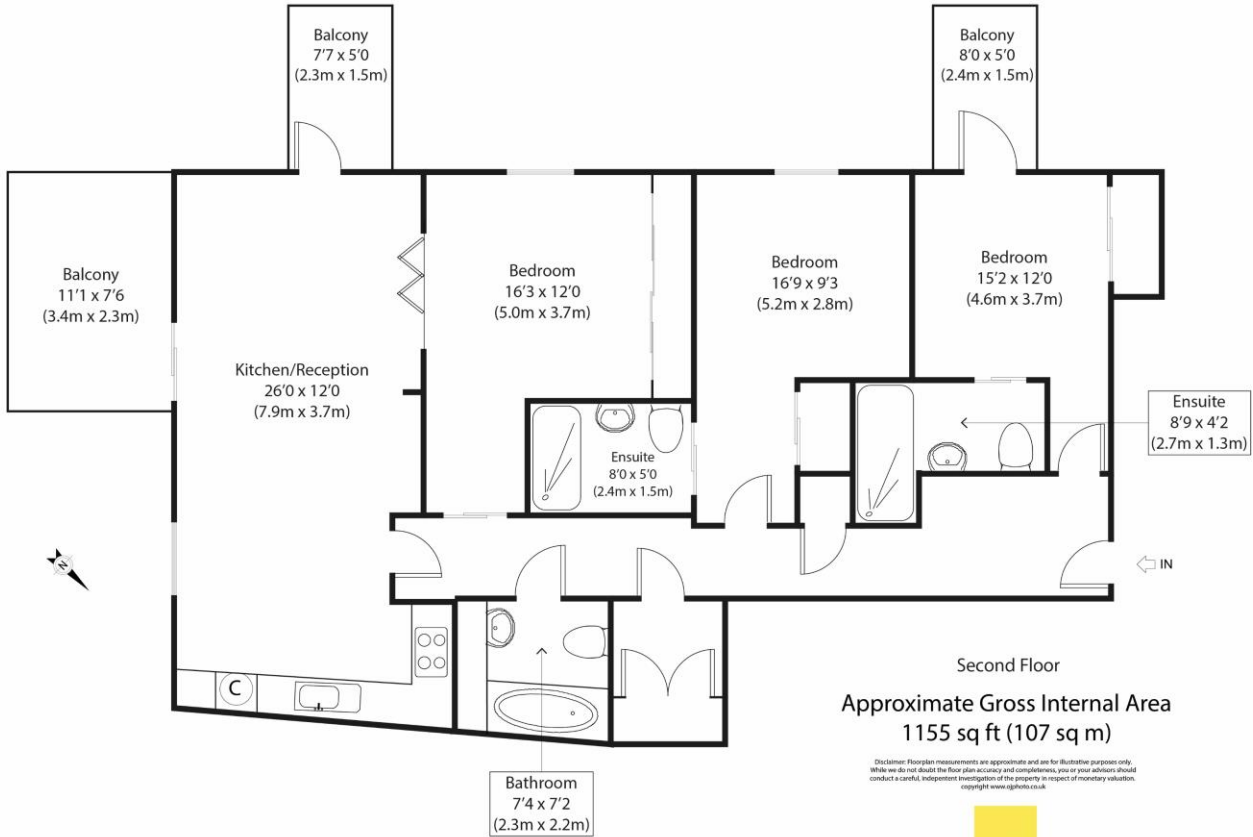
+44 (0) 20 7456 6800.







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	86	86
(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. 20210921GILE

