



Brand new spacious 1 bedroom apartment with balcony with spectacular views of The Shard and access to pool and gym.

**Casson Square, Waterloo, Southbank Place, London, SE1**

£650 pw (£2,816.67 pcm) plus fees apply, Unfurnished  
Available now



- 1 bedroom
- 1 bathroom
- balcony
- 24-hour five-star concierge
- 18,000 sq ft gym and spa facilities to be completed in 2020
- Set in one of London's most connected locations, opposite Westminster and the Houses of Parliament
- Stylish restaurants, bars, leisure amenities and public squares within grounds

#### Local Information

Southbank Place consists of a mixture of prestigious residential and commercial buildings encircling the existing and notable Shell Tower building, with each residential building designed by five notable architects. Offering a selection of high-quality studios, 1, 2 and 3 bedroom apartments and penthouses, Southbank Place's architecture is designed by Squire and Partners and Grid Architects, while its interiors are designed by the award-winning Johnson Naylor Interiors.

The development benefits an onsite entrance into Waterloo Station which holds the Northern Line, Bakerloo Line, Jubilee Line, Waterloo & City line and mainline trains.

#### About this property

This beautiful 1 bedroom apartment is available on the 8th floor, in this third phase of Southbank Place.

The corner aspect on this apartment allows natural light to flood in from all angles, while also offering spectacular city views towards The Shard. The reception leads to the 44 sq balcony, enhancing the city views. Miele appliance are fitted throughout the modern finished kitchen which holds ample dining space and a breakfast bar.

The bedroom features sliding floor to ceiling windows, and ample storage space with the built-in soft close wardrobes with motion activated lighting. The already generous storage capacity is bolstered with

further similar storage cupboards in the hallway. The spacious stone-lined bathroom features a stunning shower over the bath, anti-slip flooring and heated towel rail.

Leisure facilities including a swimming pool, state-of-the-art gym & swimming pool facilities, studio space and spa are now open to residents' (spa subject to separate charges). There is also bicycle storage in the basement.

Southbank Place is one of the most desirable developments that central London has to offer. It has a dedicated security provision including a concierge and apartment video entry, site wide CCT security with centralised motoring, a centralised concierge/security office and 24 hour security staff.

#### Furnishing

Unfurnished

#### Local Authority

London Borough Of Lambeth  
Council Tax Band = tbc

#### Energy Performance

EPC Rating = B

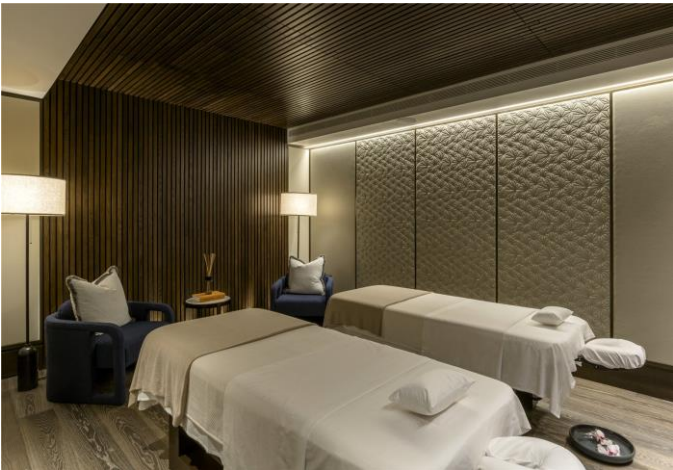
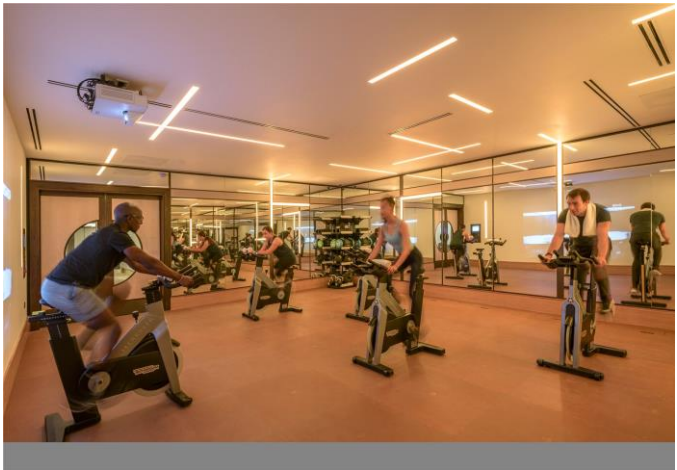
#### Viewing

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

Telephone: +44 (0) 20 3402 0400.



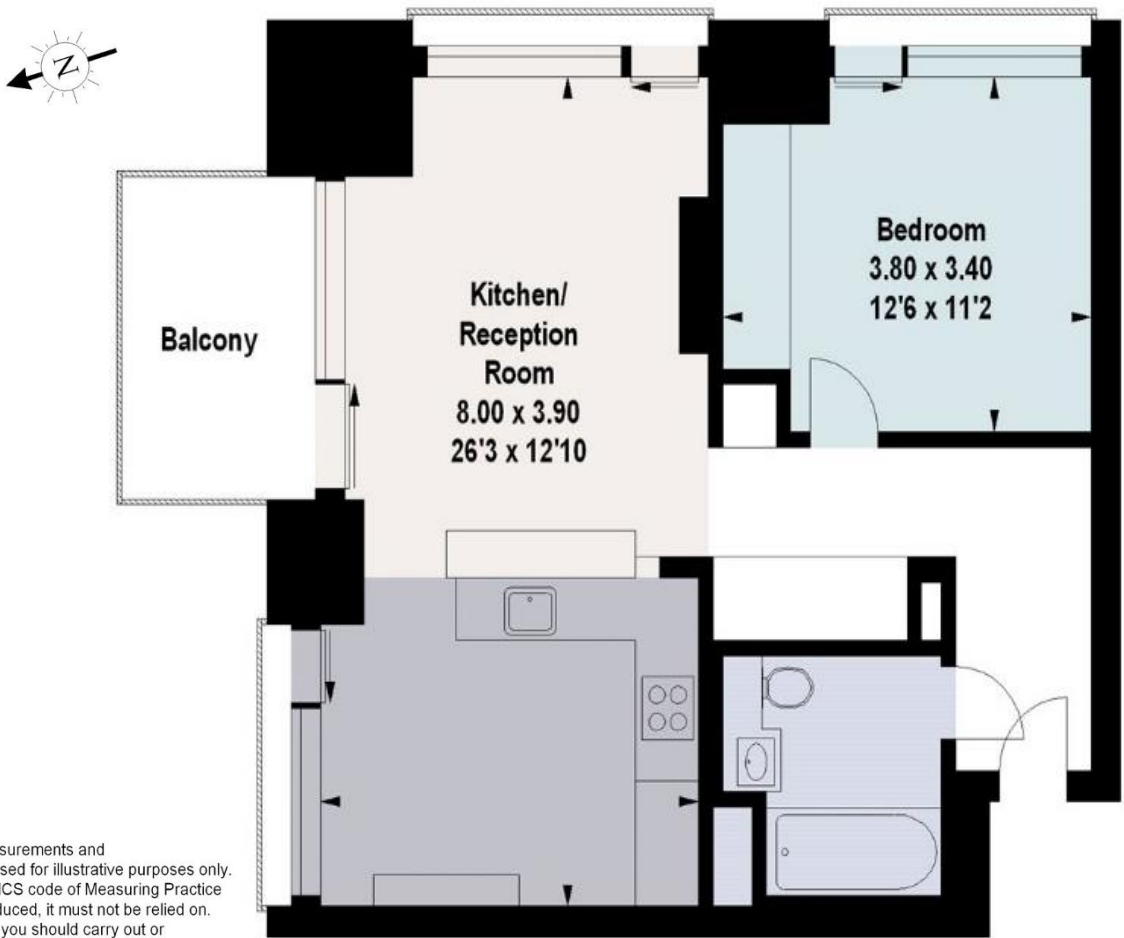




Casson Square, Waterloo, Southbank Place, London, SE1  
Gross Internal Area 644 sq ft, 59.8 m²


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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Eighth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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