



# New 14th floor apartment close to Waterloo Station

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

£640 pw (£2,773.33 pcm) plus fees apply, Furnished  
Available now



**\*\*Virtual viewing available\*\* • 24-hour five-star concierge • 18,000 sq ft gym and spa facilities to be completed in summer 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 • Architectural design from Squire and Partners and Grid Architects**

#### 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.

Local points of interest include, the UK's largest cinema screen at the BFI IMAX, London's Southbank, Royal Festival Hall, Hayward Gallery, National Theatre, Young and Old Vic Theatres, the Garden Museum and London Eye.

#### About this property

Southbank Place is one of the most desirable developments that central London has to offer with apartments now available in the highly anticipated Casson Square.

This large 1 bedroom apartment comprises an open-plan reception/dining room with an East facing Juliet balcony offering views over the River & The Royal festival Hall.

The modern fully-fitted kitchen features Miele appliances including a dishwasher, integrated wine cooler, full height fridge-freezer.

The bedroom contains ample floor to ceiling built-in wardrobes and

additional East facing Juliet balcony. The shower room offers a walk-in shower and has a stone effect glass panel, providing natural light into the space. There is a further wardrobe and storage cupboard in the reception/kitchen.

Wooden flooring features throughout the apartments along with triple glazed windows, cooling & heating and a washer/dryer.

Residents' will have access to the lounge and cinema room located on level one.

Casson Square has a dedicated security provision including a 24 hour concierge and apartment video entry. The development offers site wide CCT security with centralised motoring, a centralised concierge/security office and 24 hour security staff.

Further leisure facilities including a swimming pool are to be completed in Summer 2020, the space will also include state-of-the-art gym & swimming pool facilities, studio space and spa.

#### Furnishing

Furnished

#### Local Authority

Lambeth Council  
Council Tax Band = F

#### 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, Southbank Place, Waterloo, London, SE1  
Gross Internal Area 550 sq ft, 51.1 m<sup>2</sup>

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Key :  
CH - Ceiling Height

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. Copyright of FeaturePRO.

Fourteenth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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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