



## 2 bed on the 23rd floor with amazing views across London

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

£1,400 pw (£6,066.67 pcm) plus fees apply, Furnished  
Available from 19.10.2020



• **\*\*VIDEO 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 spacious 2 bedroom apartment comprises an open-plan reception/ dining room with an South-West 12 sq ft balcony offering incredible views over London including The Shard.

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 floor-to-

ceiling windows, allowing the spaces to be flooded with light. The main bedroom has access to the principal bathroom which holds a walk in shower and separate bath. There is also an additional shower room in the hallway.

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 CCTV security with centralised motoring, a centralised concierge/security office and 24 hour security staff.

Further leisure facilities are to be completed in Winter 2020. This spectacular space will include state-of-the-art gym, 25m swimming pool with sauna and steam room, massage suites, studio spaces.

**Furnishing**

Furnished

**Local Authority**

Lambeth Council  
Council Tax Band = tbc

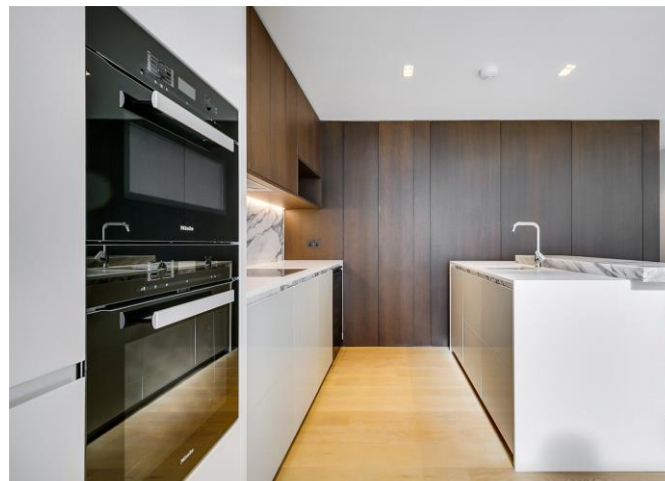
**Energy Performance**

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.



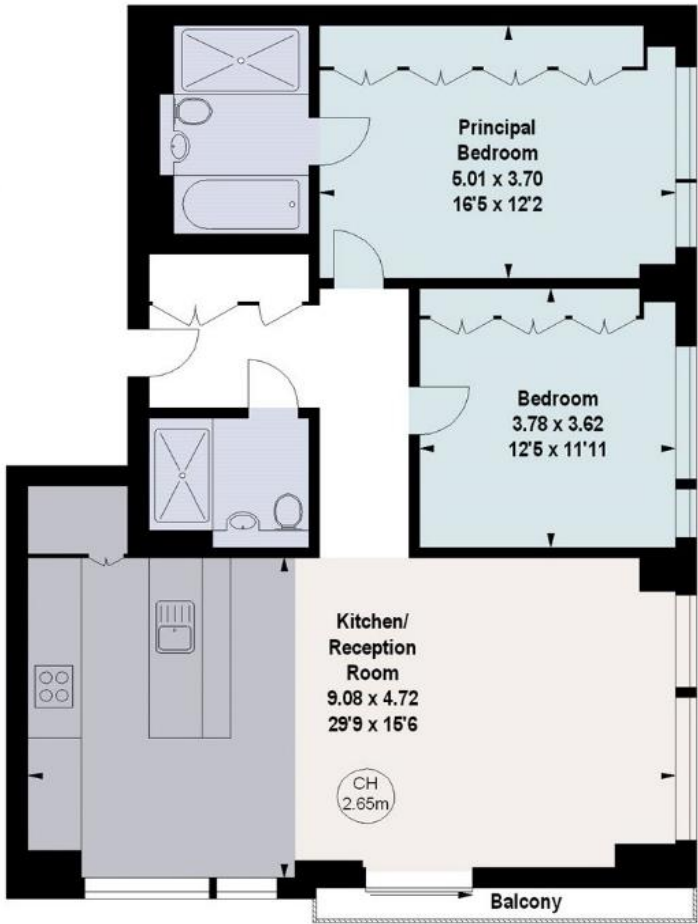




Casson Square, Southbank Place, Waterloo, London, SE1  
Gross Internal Area 1079 sq ft, 100.24 m²

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Twenty-third Floor

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		

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.

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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. Hard copy available on request. . 20201019BEBY

