



**BLACKFRAIRS ROAD,
LONDON SE1**





Situated on the 4th floor comes this truly stunning Manhattan apartment in the iconic One Blackfriars development.

This apartment comprises hallway with built in storage cupboards, one bedroom with built in wardrobes, open plan kitchen, reception room which opens onto a balcony and contemporary bathroom.

The development boasts an extremely high specification, with each apartment coming with tailored iPad and smart home technology, comfort cooling. One Blackfriars also boasts luxury on site amenities with 24 hour concierge, private cinema, state of the art gym, pool and opulent spa.

One Blackfriars is well situated for the City, located on Blackfriars Bridge, moments from Blackfriars Station providing excellent access to all parts of London. Transports links including City Thameslink services and Circle and District line services from Blackfriars Underground Station.

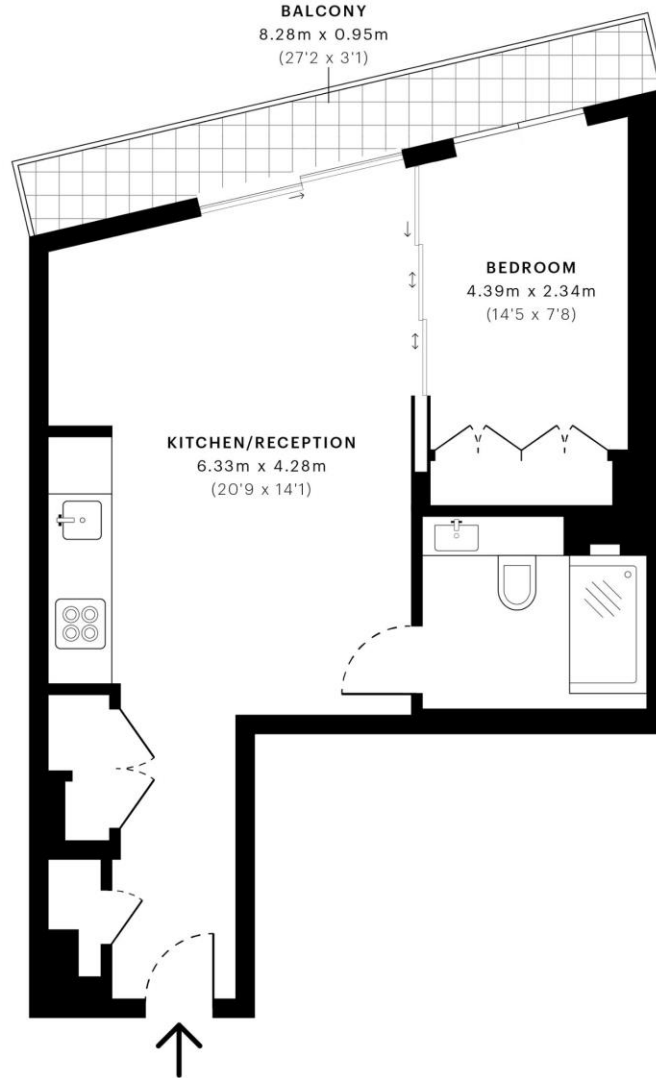
- 1 Bedroom
- 1 Bathroom
- 4th Floor modern apartment
- Balcony
- On-site leisure facilities
- 0.2 miles from London Blackfriars Station
- 24 Hour concierge
- Leasehold
- EPC: B

PRICE

OIEO £1,000,000

GROSS INTERNAL AREA

508.92 sq ft (47.28 sq m)



GROSS INTERNAL AREA (GIA)
The footprint of the property
47.28 sqm / 508.92 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
44.53 sqm / 479.32 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.69 sqm / 82.77 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 54.22 sqm / 583.62 sqft
IPMS 3C RESIDENTIAL 52.37 sqm / 563.71 sqft

SPEC ID 5fedb33bb352000dbc9778be

The Walbrook Building
25 Walbrook
London
EC4N 8AF

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars..