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ONE CASSON SQUARE, SOUTHWARK, LONDON

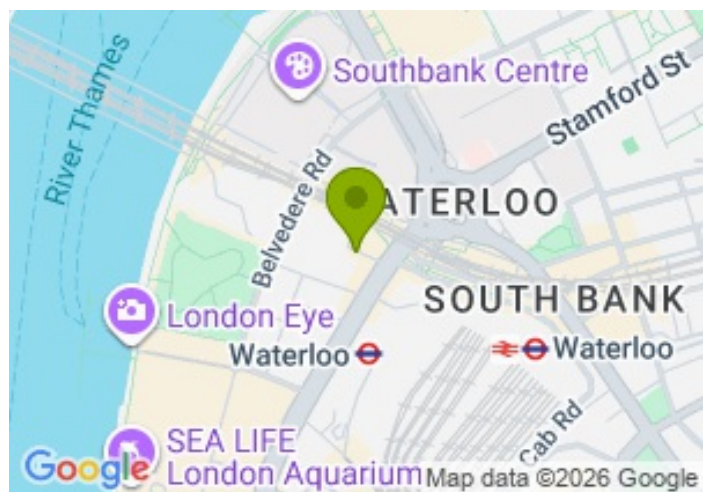
£800,000.00



FOR SALE



- Spacious and bright one-bedroom flat
- Set on the fourth floor
- Fabulous dual aspect views
- Long lease
- Impressive and private residents' facilities
- Excellent transportation links
- Tenancy in situ



Property Description

GHE is delighted to present this well-maintained one-bedroom apartment on the fourth floor of the highly sought-after Casson Square development at Southbank Place, Waterloo.

Offering approximately 641 sq ft of light-filled living space, the apartment features a bright and spacious open-plan reception, dining and kitchen area, enhanced by floor-to-ceiling windows throughout and offering fabulous views towards The Shard and the surrounding London skyline. The well-proportioned double bedroom benefits from built-in soft-close wardrobes, while additional hallway storage provides excellent practicality. A sleek and modern bathroom completes the property.

Residents of Casson Square benefit from an exceptional range of on-site facilities, including a 24-hour concierge, residents' gym, swimming pool and spa, residents' lounge and cinema room, alongside beautifully landscaped communal areas.

The location is difficult to beat, with Waterloo Station just moments away, providing Underground, National Rail and Overground connections across London. The South Bank, London Eye, Royal Festival Hall, restaurants, cafés and cultural attractions are all within easy walking distance, while Westminster, the City and Covent Garden are also easily accessible.

Currently rented, this is an excellent opportunity for investors seeking a well-maintained Central London property with an established tenancy, impressive views and access to outstanding resident amenities.

Offered with tenancy in situ. Please call Global House Estates for further information.

Service charge: approximately £8,887 per annum

Ground rent: £600 per annum

Lease: approximately 988 years remaining

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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Floor plan



Casson Square, SE1

GROSS INTERNAL AREA
59.6 sq m / 641 sq ft



Fourth Floor

GROSS INTERNAL AREA (GIA)
the footprint of the property
55.4 sq m / 596 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.8 sq m / 30 sq ft

EXTERNAL FEATURES
Barden, Balcony, Terrace, Veranda etc.
0.6 sq m / 6 sq ft

RESTRICTED HEAD HEIGHT
Limited Use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floorplan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.



