



## Rennie Court, 11 Upper Ground, London, SE1

£2,295,000 Leasehold

A rare opportunity to acquire a beautifully presented, modern four-bedroom duplex apartment spanning nearly 2,300 sq ft over two floors in the heart of Southbank. This exceptional home features underfloor heating, a wine cellar, and two expansive private terraces with stunning views of the City skyline, including St Paul's Cathedral. Residents enjoy a large secure underground parking space, 24-hour concierge service, and proximity to world-class cultural landmarks. EPC rating D

**Winkworth**

[winkworth.co.uk/kennington](http://winkworth.co.uk/kennington)

for every step...

## LOCATION

Set within Rennie Court—a striking Modernist development by renowned British architect Richard Seifert—this apartment enjoys a prime position between the iconic One Blackfriars and Southbank Tower. Just moments from the Thames, the location offers easy access to some of London’s most iconic destinations, including the London Eye, Royal Festival Hall, National Theatre, Tate Modern, Shakespeare’s Globe, Borough Market, and Tower Bridge. The vibrant Southbank area also boasts a wealth of excellent restaurants, bars, and shops.

## DESCRIPTION

Occupying the seventh and eighth floors, this stylish duplex offers a superb blend of generous living, entertaining, and private space—finished to a high modern standard.

On the lower level, the welcoming entrance hallway leads to a sleek, contemporary kitchen/breakfast room with integrated appliances, a breakfast bar, and engineered wood flooring. Sliding glass doors open onto a large private terrace with breathtaking City views. Adjacent to the kitchen is a spacious and bright reception room with a feature fireplace, ideal for both relaxed living and entertaining. This level also includes a guest W.C., built-in storage, a large airing cupboard, and a wine cellar discreetly tucked off the hallway—perfect for collectors or those who love to entertain.

Also on this floor is a generously sized guest bedroom with a stylish en-suite bathroom, including a walk-in rainfall shower, vanity with storage, heated towel rail, and W.C.

The main terrace features built-in outdoor cooking facilities, ample counter space, and room for lounge and dining furniture—perfect for summer entertaining against the backdrop of the London skyline.

Upstairs, the principal bedroom suite offers a spacious retreat with its own en-suite bathroom and a large walk-in dressing area. Two further double bedrooms each open directly onto the second private terrace, offering elevated views across the River Thames. One of the additional bedrooms features a walk-in wardrobe, while both accommodate king-size beds and further furnishings with ease.

A stylish family bathroom with a full-size bath, overhead shower, heated towel rail, and vanity unit completes the upstairs space, along with a convenient utility room.

Throughout the apartment, you’ll find underfloor heating and double glazing, ensuring year-round comfort and energy efficiency. Residents benefit from a large, secure underground parking space and access to excellent amenities within the adjacent five-star Sea Containers hotel, including bars, restaurants, a cinema, and optional spa/gym membership. Within the development itself are a Waitrose supermarket and a large pharmacy.

Heating and hot water are included in the annual service charges.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £14,000 per annum

Ground Rent - £300 per annum

Council Tax Band - F

## PARKING

Secure underground parking.

## UTILITIES

Electricity – mains connected

Gas – N/A

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast Broadband

## LOCAL AUTHORITY

Southwark Council

## TENURE

Leasehold - 99 years from 29 September 1975

## DIRECTIONS

Rennie Court is located just 0.3 miles from Southwark Underground Station (Jubilee Line) and 0.3 miles from Blackfriars Underground Station (Circle & District Lines and Thameslink). There are regular bus routes and the Thames clipper riverboat by the Tate Modern close by.

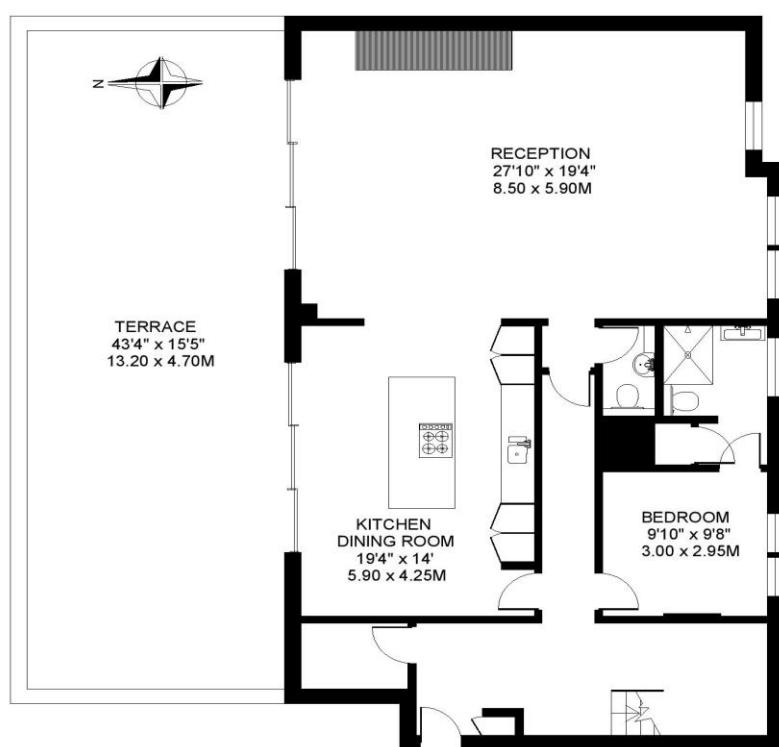
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		



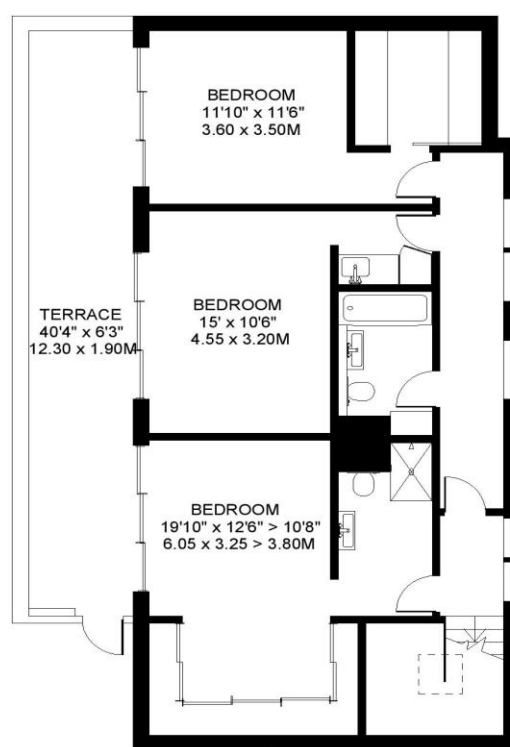


# RENNIE COURT. SE1 4 BEDROOM APARTMENT

Approximate gross floor area  
2280 SQ.FT / 211.8 SQ.M.



SEVENTH FLOOR 1288 SQ.FT.



EIGHTH FLOOR 992 SQ.FT.

Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

**Kennington | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)**