



Casson Square, SE1

£1,250,000 *Leasehold*

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A fantastic opportunity to acquire a two bed two bath apartment on the 26th floor of this modern development in the heart of Waterloo, with great views of the city and River Thames. EPC rating B

KEY FEATURES

- Views of the River Thames
- Swimming pool and gym
- Concierge
- Fantastic location
- Secure underground parking



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DESCRIPTION

This exceptional apartment is situated on the 26th floor of a modern development in Waterloo. Upon entering, you are welcomed by a spacious hallway featuring storage cupboards on either side, one of which houses a washing machine.

To the left, the apartment opens into a bright and spacious open-plan kitchen and living area. The kitchen is finished to a high standard and offers ample storage and worktop space, along with integrated appliances including an induction hob, oven, and fridge/freezer.

The living area comfortably accommodates a large sofa, additional freestanding furniture, and a dining table with chairs. Floor-to-ceiling windows flood the space with natural light and offer stunning views across the city and the River Thames.

Both bedrooms are generously sized doubles, each featuring built-in wardrobes and floor-to-ceiling windows. The principal bedroom benefits from a stylish en-suite bathroom comprising a shower over bath, wash basin, WC, and a large mirror with storage.

The main bathroom is equally well appointed, featuring a spacious walk-in shower with rainfall showerhead, wash basin, WC, and a large mirror with storage.

There are lots of fantastic amenities in the building such as a gym, swimming pool, Lounge area, winter gardens, 24-hour concierge and secure underground parking.





MATERIAL INFO

Tenure: Leasehold

Term: 999 years (less 15 days) commencing on 23 July 2015 (988 years and 4 months)

Service Charge: approximately £12,300 per annum plus £2,280 per annum service charge for a parking space

Ground Rent: £1,247 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: G

EPC rating: B

PARKING

Secure underground parking

UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – tbc

Sewerage – Mains connected

Broadband – Ultrafast broadband

LOCATION

The property is located within walking distance to Southbank, the London Eye, National Theatre, Tate Modern and many more iconic locations.

DIRECTIONS

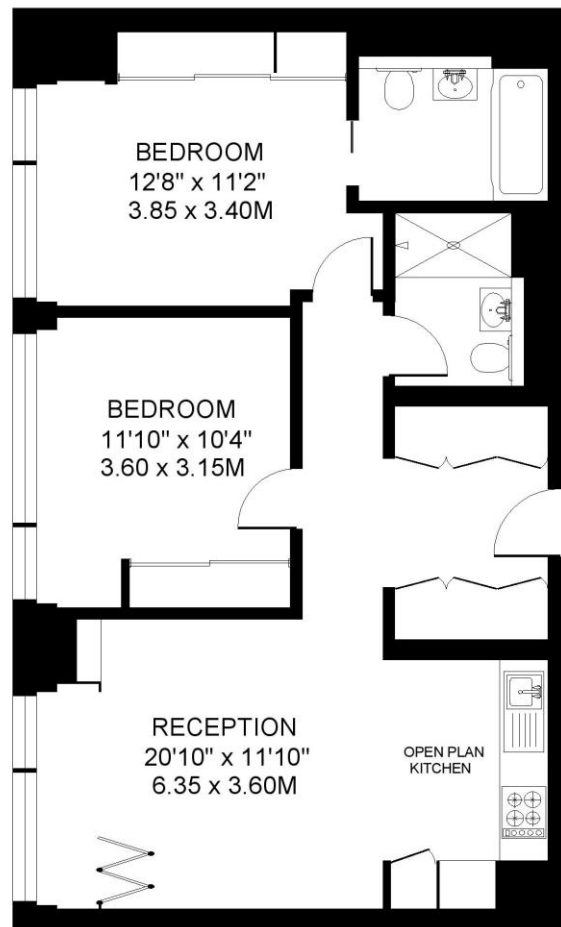
Waterloo station 0.1 miles away, Lambeth North 0.5 miles away, Southwark Station 0.6 miles away, Embankment station 0.5 miles away.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CASSON SQUARE. SE1
2 BEDROOM FLAT

Approximate gross floor area
710 SQ.FT / 66 SQ.M.



TWENTY SIXTH FLOOR

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