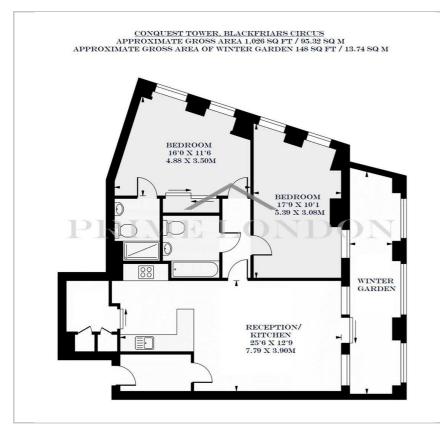
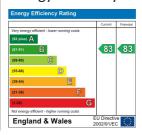


Floor Plan Area Map





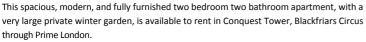
## **Energy Efficiency Graph**



## Viewing

By appointment. Contact us on 0207 928 6663 if you wish to arrange a viewing appointment for this property, or require further information.

- Modern two bedroom two 1,026 sq ft / 95.32 sq m bathroom
- Fully furnished
- Comfort cooling
- Residents' gym and roof
  24 hour concierge service terrace



The property comprises a bright reception with dining are as well as access to the large winter garden and a fully integrated kitchen with sleek grey hinted units and composite stone worktops. The two double bedrooms offer fitted wardrobes (and en suite to master), with the dual aspect second bedroom continuing the excellent views. The bathrooms have a bespoke finish with dark wood stained panels, bathtub with rain shower and mirrored vanity cabinets.

Residents of Blackfriars Circus benefit from comfort cooling, a 24 hour concierge service, residents only Gym and communal Sky Garden.

Located on Blackfriars Road the location sits within a short walk of Southwark station (Jubilee Line) for prompt access into Canary Wharf, Central London & The West End whilst being within easy reach of The City.

Local amenities include renowned Borough Market, Bankside for the Tate modern and the vibrant Southbank district all within walking distance from the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.