



REAL
ESTATE

Sandringham house, Earls Way, London SE1 2QX



- 2 bed - 2 bath
- Balcony
- Underground parking
- Concierge 24/7
- Fully renovated by the current owner
- Immaculate condition
- Floor to ceiling windows
- Communal garden
- Fitness with swimming pool
- Overlooking Tower Bridge

Discover urban living at its finest with this fully renovated 2-bed, 2-bath 7th-floor apartment offering stunning views of Tower Bridge. Immaculate interiors feature floor-to-ceiling windows, a private balcony, and a fully fitted open plan kitchen. The master suite includes an en-suite bathroom and fitted wardrobes. The flat benefits from ample storage throughout.

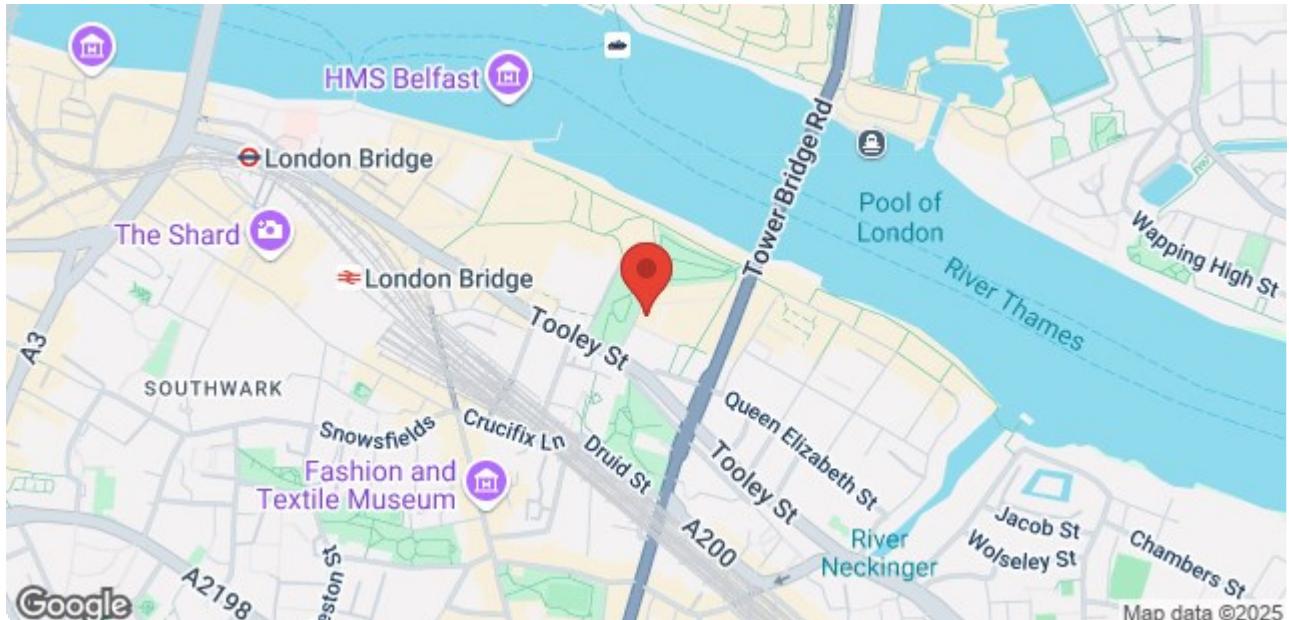
Residents enjoy the convenience of underground parking and a 24/7 concierge and have access to health and well-being facilities, including a gym and a swimming pool. A private communal garden adds a rare outdoor retreat.

Built in 2017, the One Tower Bridge from the renowned Berkeley Group, offers great transport connections, with London Bridge and Tower Hill underground stations just

Offers In Excess Of £1,070,000

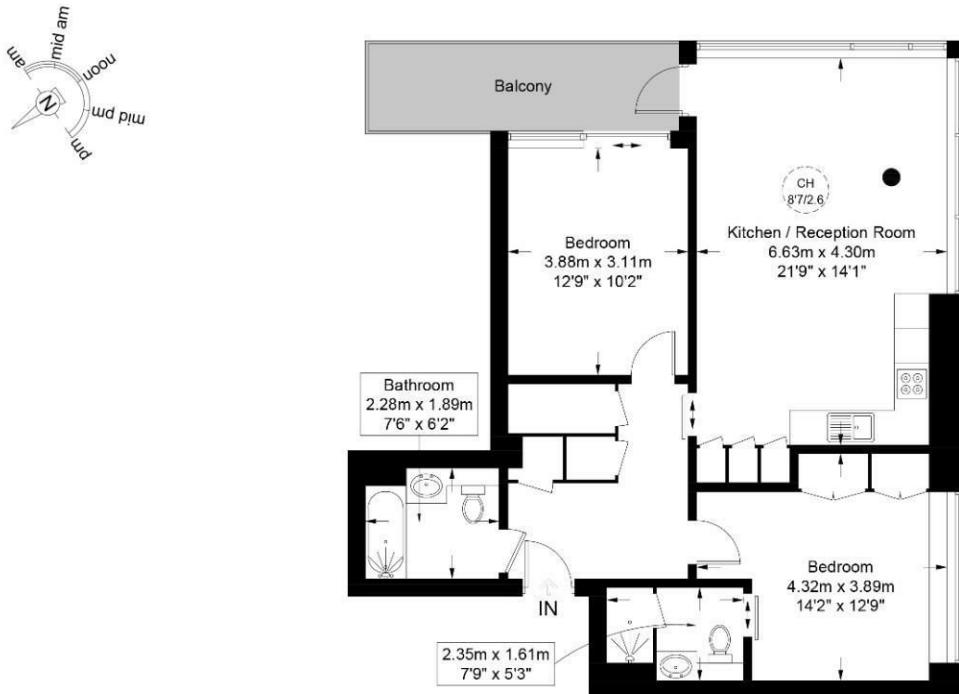
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Sandringham House, SE1

Approximate Gross Internal Area = 838 sq ft / 77.9 sq m



Seventh Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

838 sq ft (77.9 sq m) immaculate apartment on the 7th floor of the Sandringham House by Berkeley Group with underground parking, concierge, swimming pool, private garden and minutes from Tower Bridge.

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.

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