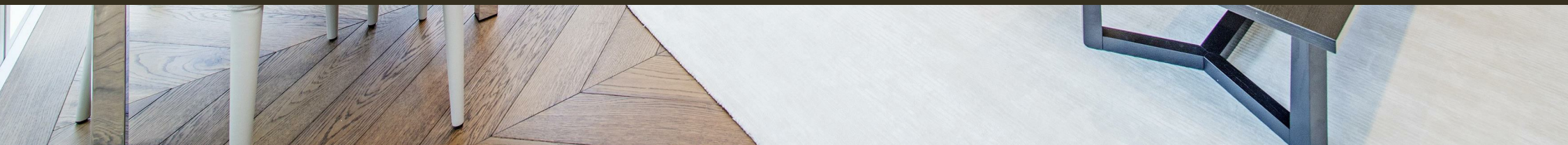




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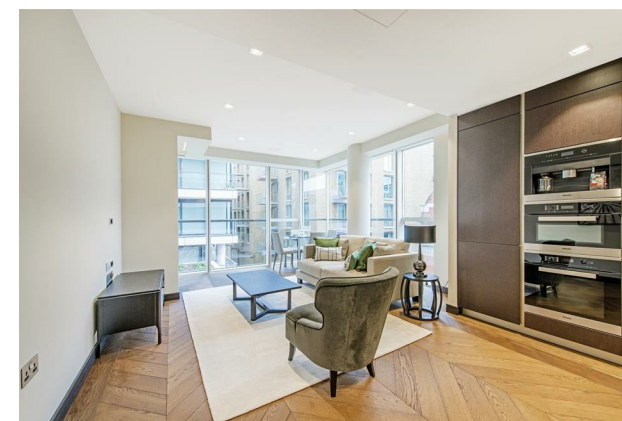
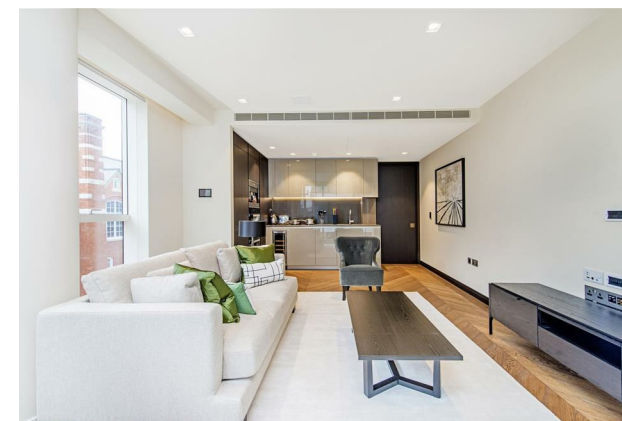
An amazing 1-bedroom apartment offering 628sq.ft (58.4sq.m) available to rent in Balmoral House, part of the prestigious One Tower Bridge development on the banks of the River Thames. With a quiet dual aspect overlooking landscaped communal gardens, this property has been finished to a high specification with state-of-the-art technology and interior design by Conran & Partners. The accommodation comprises a contemporary open plan, dual aspect reception room with an integrated kitchen, a balcony, good storage including fitted wardrobes to the bedroom and a luxury bathroom suite.

Residents of One Tower Bridge benefit from a 24-hour concierge service, a private residents' health club with a spa, sauna, steam room, swimming pool, and a fully equipped gymnasium. The development also features a business lounge, a virtual golf room, and beautifully landscaped communal gardens with water features. Situated in the heart of London's cultural hub on the South Bank, residents are a short walk from world-class attractions such as the Tower of London, The Shard, and the City's financial heart. The area offers a vibrant mix of restaurants, bars, and shops, including Borough Market, The Ivy, and The Bridge Theatre. Transport links are excellent, with London Bridge Station (Jubilee and Northern lines) and Tower Hill Station (District and Circle lines) providing easy access across the capital.

Please note furniture may differ to that shown in the current photos.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband & Mobile Signal : Check Coverage via Ofcom
- Parking: No Parking
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band E (London Borough of Southwark)
- 5 Week Security Deposit
- Holding deposit equivalent to 1 week of rent
- Rent to be payable monthly in advance

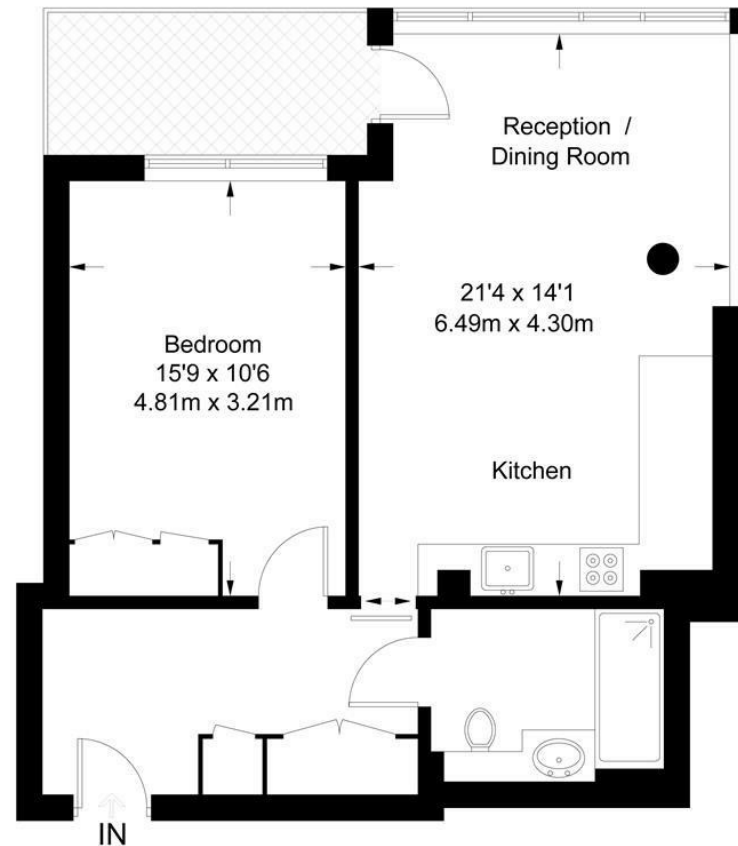
- 1 Bedroom
- 628sq.ft (58.4sq.m)
- Open Plan Reception Room
- Modern Integrated Kitchen
- Bathroom
- Balcony
- 24 Hour Concierge
- Residents' Gym
- Swimming Pool & Spa Facilities
- 0.4 Miles to London Bridge Station





**Balmoral House**

Approximate Gross Internal Area = 635 sq ft / 59.0 sq m



**Second Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice.

