




Mariana
Real Estate

2501 SouthBank Tower
London, SE1 9RB
£1,990,000

This outstanding and state of the art development is situated at an unbeatable riverside location, London's South Bank. The South Bank Tower has been built and finished to an exceptional standard with elegant and cutting edge architecture finishes.

The apartment is situated on the 25th floor, and has floor to ceiling windows offering truly stunning views across the London skyline, which include iconic landmarks such as the London Eye, OXO Tower, Houses of Parliament, St Pauls Cathedral and The Shard to the East, it's a view of London. One of the world's greatest city's. The apartment has a large reception room with open plan kitchen, breakfast bar, and winter garden, ideal for entertaining, a master suite with en-suite bathroom, a guest bedroom and a family bathroom.

The South Bank is London's main cultural neighbourhood, particularly known for the arts and entertainment. The development is situated between Waterloo Bridge and Blackfriars bridge, giving the residents easy access to the north of the river, either to the City for work or Covent Garden and the West End to some world class restaurants and theatres.

The development offers some wonderful on-site amenities, such as the fantastic 5* 24 hour concierge service, 20m naturally lit swimming pool, 24hour gym, residents lounge, private cinema room, a capacious roof terrace with breath-taking views. With a vast array of various transport options on hand, South Bank Tower is easily accessible where ever you work or need to travel to.

Leasehold: 999 years from 2015.

Service charges: £18,339.98 per annum.

Ground rent: £800.00 per annum.



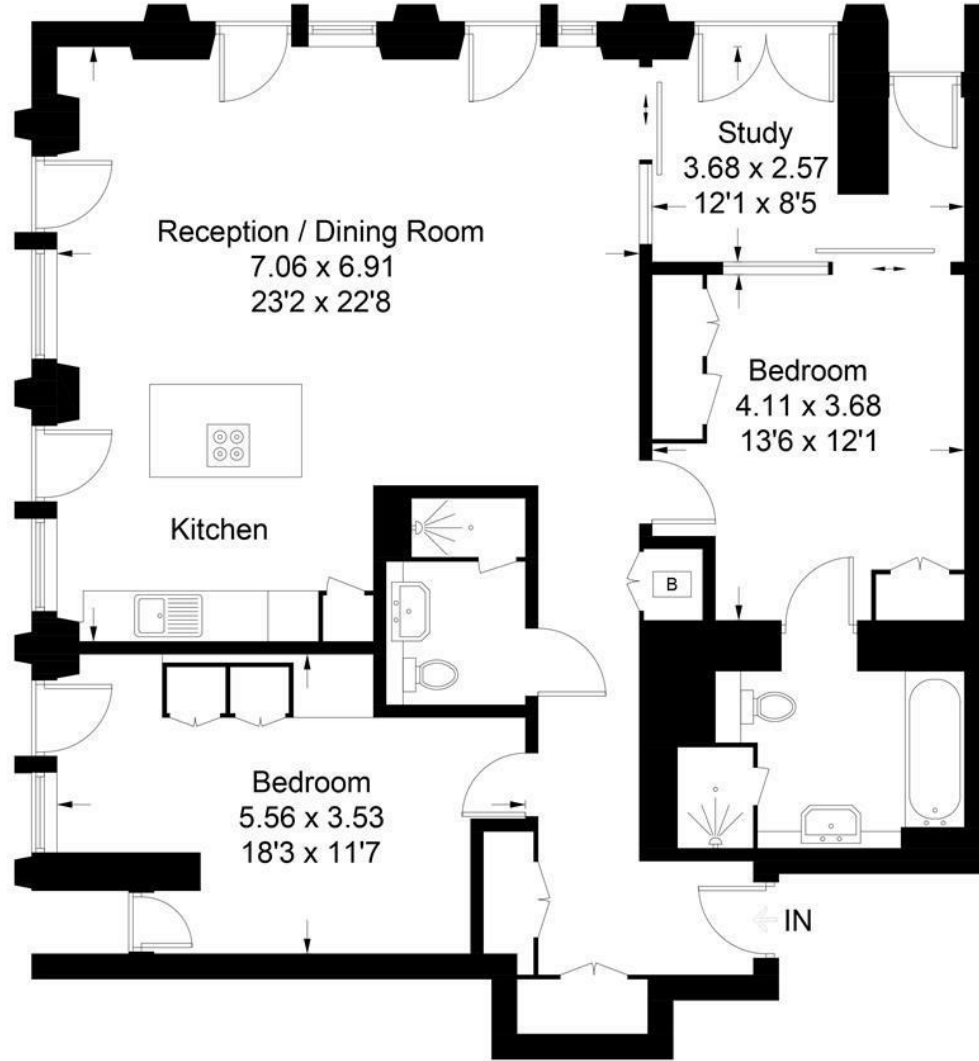




and
Real Estate

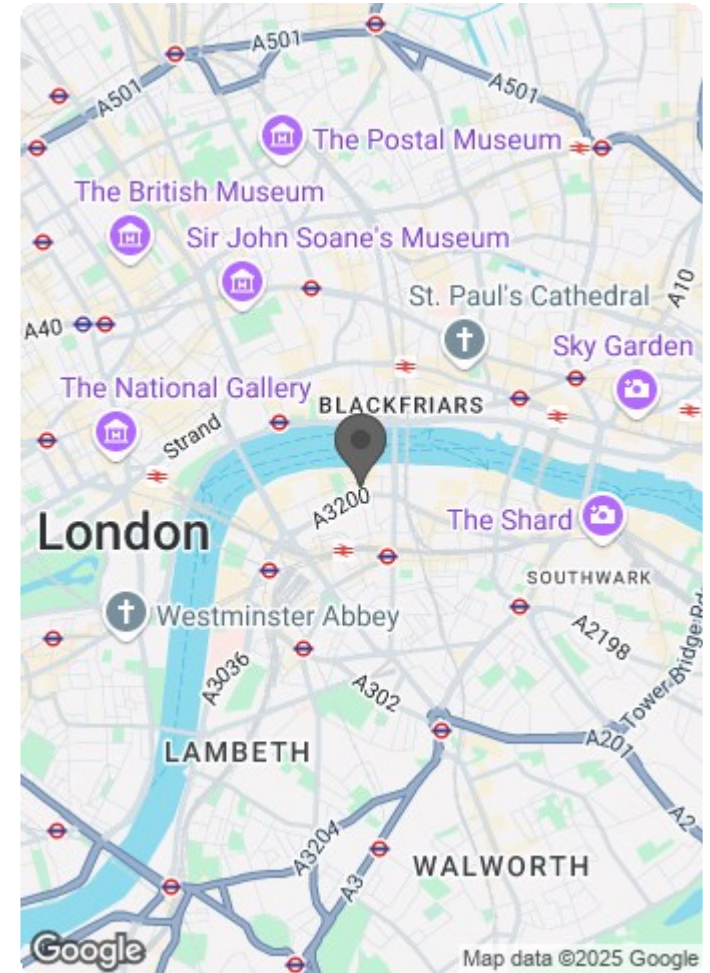
SouthBank Tower

Approximate Gross Internal Area = 113.2 sq m / 1218 sq ft



Twenty Fifth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID604819)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	