




Mariana
Real Estate

**50 Holland Street
London, SE1 9FU
£1,695,000**

A superbly refurbished and exceptionally spacious two double bedroom apartment extending to approximately 1,216 sq ft, set within the award-winning Neo Bankside development, designed by the internationally acclaimed Rogers Stirk Harbour + Partners. Rarely available and truly unique, this outstanding residence has undergone an extensive high-end refurbishment programme, elevating it far beyond the standard specification and creating one of the finest apartments within the development. The impressive open-plan reception room features a spectacular bespoke kitchen by renowned Italian designers Dada, complete with a striking marble breakfast bar. Framed by stunning views across the landscaped gardens of Tate Modern & towards St Paul's Cathedral, the apartment feels seamlessly connected to its iconic surroundings. Both generously proportioned bedrooms have been meticulously redesigned and reconfigured to maximise space and storage. Bespoke wardrobes, crafted and installed by Italian luxury furniture specialists Molteni & C, deliver exceptional contemporary design and functionality throughout. Elegant Italian ceramic flooring by Marazzi runs across the apartment, complementing the underfloor heating system and enhancing the home's minimalist aesthetic. The two luxurious bathrooms have also been modernised while retaining their sophisticated limestone finishes. Further enhancements include recessed ceiling lighting with programmable mood settings controlled via a wireless Lutron system, stylish bedside pendant lighting in both bedrooms, comfort cooling throughout the principal rooms, and remotely operated electric blinds for effortless living year-round. Fully interior designed, the apartment showcases elegant wall coverings, refined contemporary furnishings, and carefully curated finishes throughout. Every detail has been thoughtfully considered to create one of the most sophisticated homes within Neo Bankside.



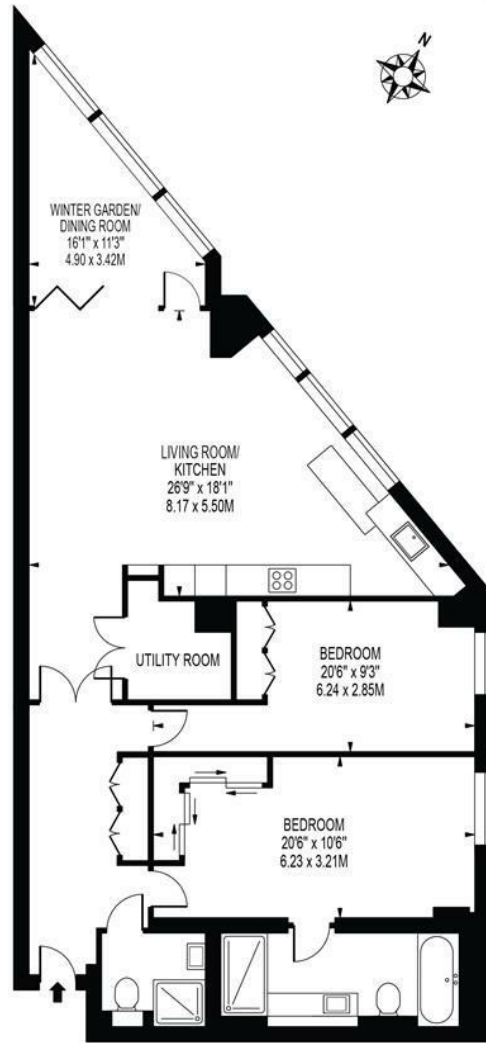




NEO BANKSIDE

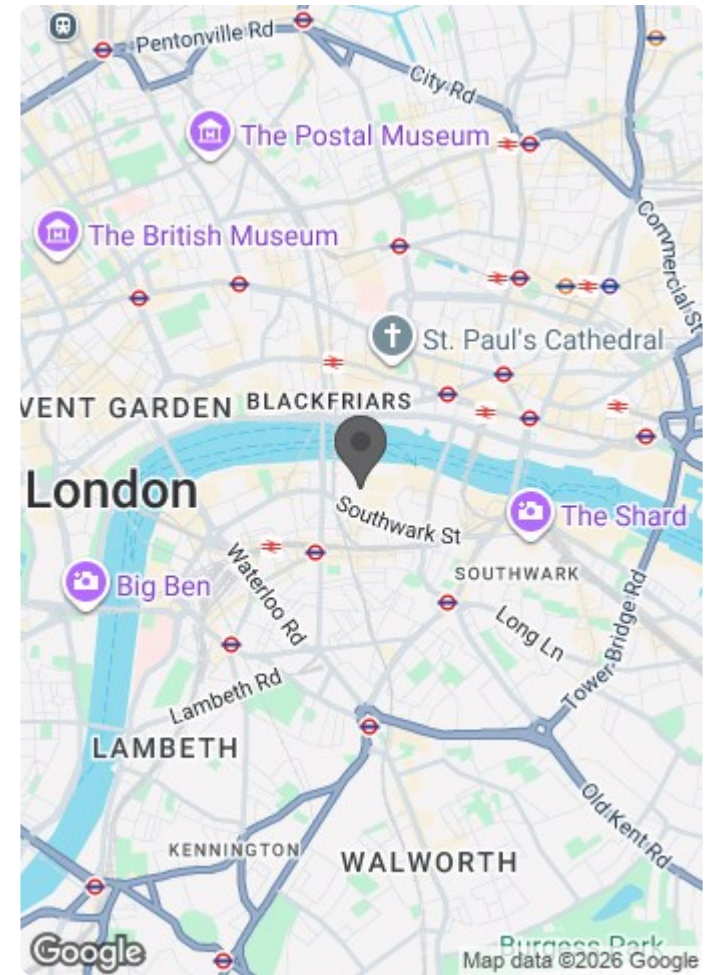
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1216 SQ FT - 112.92 SQ M
(INCLUDING WINTER GARDEN & DINING ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF WINTER GARDEN & DINING ROOM: 106 SQ FT - 9.86 SQ M



SECOND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	
(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	