



# CADDINGTON BLUE

Waterloo Road, London. SE1 8RH

Property Price: £ 950,000

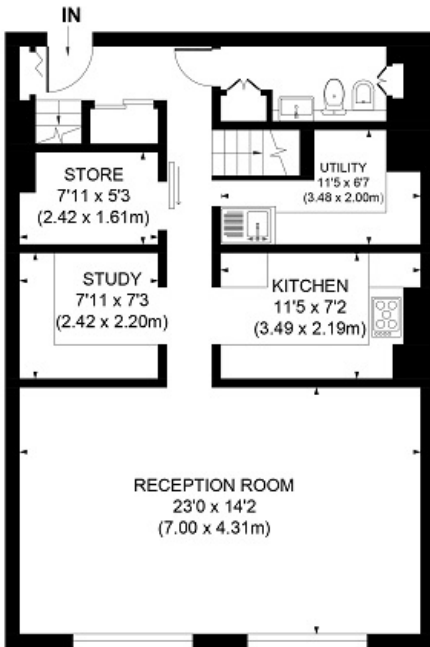
Property Type: Apartment



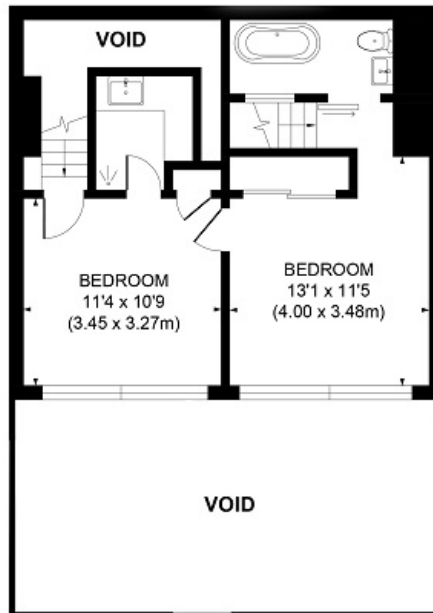


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Floor Plan:



FIRST FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1207 SQ. FT/112.18 SQ. M

Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
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## Property Description

Occupying the first floor and mezzanine level of this former industrial building is this wonderfully authentic two bedroom loft apartment.

Measuring over 1,200 sq ft internally, the apartment has two bedrooms, two en suite bathrooms, a study, separate cloakroom, utility room, store room, downstairs WC room, and an enormous open-plan reception room and kitchen. The apartment has an east facing orientation with a long run of the original steel windows resulting in exceptional levels of natural light.

The interiors have been cleverly conceived by the current owners, creating a beautifully curated space that retains much of the building's original fabric, including solid-wood floor and industrial windows.

The well-placed partition walls work with the original structure to create more private areas in an otherwise open plan, and although currently configured to create two large bedrooms with an abundance of storage space, the layout remains very versatile.

Waterloo Road is located a short walk from Waterloo Station, also known as London Waterloo, and is a central London terminus on the National Rail network in the United Kingdom, located in the Waterloo area of the London Borough of Lambeth. It has fantastic transport services including Bakerloo, Northern and Jubilee Underground Lines which take you to almost everywhere in Central London you need to get to (Oxford Circus, Tottenham Court Road, Leicester Square, London Bridge, Green Park to name a few and also direct link to Canary Wharf. The Mainline Station is the busiest in the UK with direct links to the South West including Vauxhall, Clapham Junction, Wimbledon, Ascot, Epsom to name a few!

Local attractions include IMAX and BFI Cinemas, The Tate Modern, The Shard, The London Eye, Borough Market, Royal Festival Hall and Shakespeare's Globe.

The shops, restaurants and bars of the Southbank are within easy reach The Oxo Tower, Feng Sushi, Ping Pong, Hawksmoor, Black 7 Blue, Roast and 3 restaurants in the Shard. Try Hays Galleria, Borough Market and Lower Marsh for unique shops and The Market Porter, Cubana, Vaulty Towers, Skylon and Dandelyan for pubs and bars.

The property comes with a long lease of over 900 years.

## Key Features

Area : 1207sq ft  
Bedrooms : 2  
Bathrooms : 2  
Status : For Sale