



CADDINGTON BLUE

The Townhouse Collection, SE1

Property Price: £ 1,250,000

Property Type: Penthouse



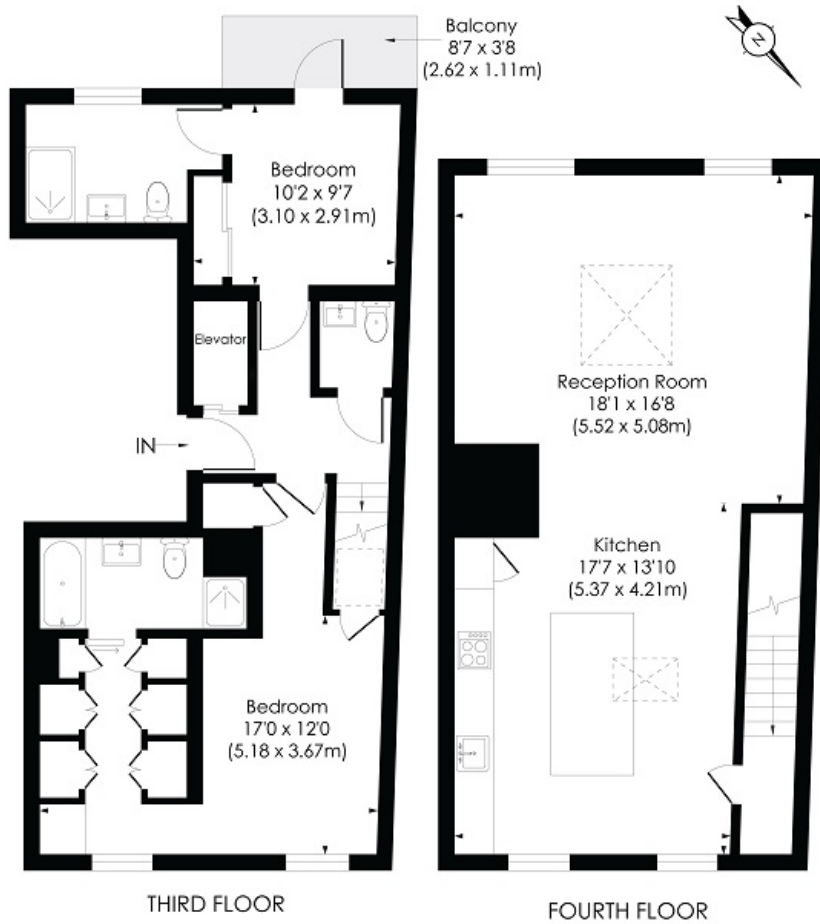


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Floor Plan:

THE TOWNHOUSE SE1

Approx. Gross Internal Floor Area
1146 Sq. ft/106.42 Sq. m



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This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring and is not to scale.
All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan
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Property Description

The Door, award-winning property developers specialising in the creation of design-led, innovative and bespoke residences throughout London and the home counties are launching their latest project in Waterloo. This apartment is their premier Penthouse with direct lift access.

STAMP DUTY PAID This stunning two bedroom duplex penthouse apartment measuring 1,146 sq ft (106 sq m), offering a luxurious living environment with a private, south-west facing terrace and located just 650m from both Waterloo Station and Westminster Bridge (*Terms and conditions apply*)

Arranged over the third & fourth floors of this beautifully restored Georgian Townhouse, with direct lift access to the apartment, the lower floor accommodation comprises a sumptuous master suite with walk-in wardrobe and marble tiled bathroom with a separate glass framed shower and Aquavision TV, a second double bedroom with en suite shower room, a guest cloakroom and a private south-west facing terrace. The fifth floor is designated to the 33' open-plan, dual aspect living area featuring two large skylights flooding the room with light, a highly specified contemporary kitchen with a central island and breakfast bar, and generous dining and entertaining space.

Specification highlights include:

Bespoke kitchen with silestone worktop, feature island, Siemens integrated appliances, Quooker combination tap and wine cooler

Luxury bathrooms with bath by CP hart, Hansgrohe fittings and Raindance shower heads

Rako Lighting Control System, controllable via ipad (supplied) and smart phone

Zoned underfloor heating

Direct lift access

Pre-wiring for full smart home technology including surround sound, multi-room audio, Sky+ Multi room, terrestrial TV, broadband and Cat 5 data cabling

10 Year CRL Warranty

Full furniture package available

The Townhouse is a boutique collection of just 4 luxurious apartments located in thriving Waterloo by London's South Bank the true heart of London's cultural quarter, brimming with the arts and well deserving of its international reputation. The National Theatre, British Film Institute, Royal Festival Hall, Hayward Gallery and the Tate Modern are all found within a 1.3 mile stretch along the River Thames. Equally critically acclaimed, and found just 0.4 miles away on The Cut; The Old and Young Vic - two stalwarts of the London theatre scene. Even closer to home, adjoining Lower Marsh is a prime example of London's wonderfully eclectic nature including an organic butcher (the Ginger Pig at Greensmiths), independent coffee shops, and antique stalls. The surrounding area is also home to a diverse array of shops, entertainment, restaurants, and bars. Archbishop's Park, adjacent to Lambeth Palace, is 290m away offering a wealth of recreational facilities including a children's play area, cricket nets, netball and tennis courts.

Located in thriving Waterloo, just 550m from Westminster Bridge and the River Thames, and with both Lambeth North Station and Waterloo Station just moments away, The Townhouse is perfectly positioned to enjoy this eclectic Capital's fabulous and varied offerings.

Lease: 250 years

Service Charge: Approx £3.35 per square foot

Ground Rent: £400 per annum

Statement from the Developer - The Door: Founded in 1999 with a fundamental passion for discerning and refined detailing, we continue to push the barriers in exciting and sophisticated property development. From challenging conversions to brilliant new builds, our core aim has remained our constant; to provide the very best in upmarket living environments.



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Since that time we have been responsible for the creation of over 100 high-class residential properties.

We work only with reputable and established contractors who, by employing some of the finest tradespeople, seek to meet the highest of standards while upholding traditional working practises. For additional peace of mind, our developments are comprehensively underwritten by the UK's foremost building warranty providers.

A property created by The Door is not only the start, but is also the end of a journey. In your quest for the very highest standard in living experiences, you have truly arrived.

Caddington Blues and their clients and any joint agents give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these adverts. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, computer generated images and plans are for guidance only and are not necessarily comprehensive.

3. Parking restrictions apply in the s106 agreement issued by the council

Key Features

Area : 1146sq ft
Bedrooms : 2
Bathrooms : 2
Status : For Sale