



# CADDINGTON BLUE

251 Building, Borough, London. SE1

Property Price: £ 895,000

Property Type: Apartment



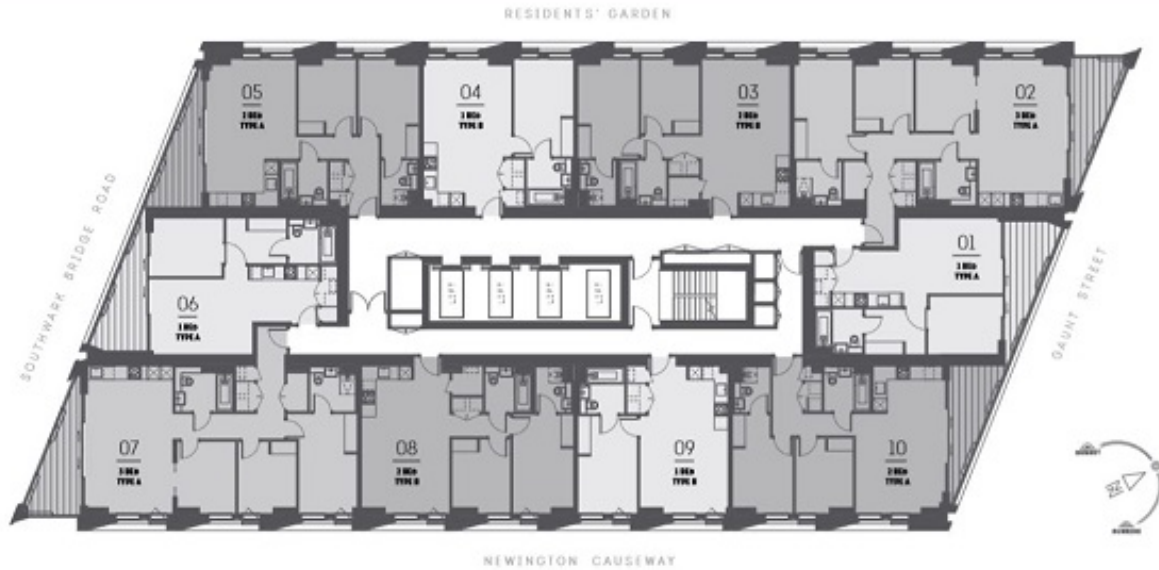
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## Floor Plan:

TWO FIFTY ONE



### LEVELS 23 to 25



#### 1 BED TYPE A - 01, 06

APARTMENT NUMBER 23.01 - 25.01,  
23.06 - 25.06  
LIVING / KITCHEN / DINING AREA  
3500 x 8950 mm | 11'8" x 29'10"  
BEDROOM  
3450 x 3750 mm | 11'4" x 9'10"  
BATHROOM  
C/GA 5.3 sq m | 57 sq ft  
TOTAL C/GA 39.2 sq m | 423 sq ft

#### 1 BED TYPE B - 04, 09

APARTMENT NUMBER 23.04 - 25.04,  
23.09 - 25.09  
LIVING / KITCHEN / DINING AREA  
4700 x 3545 mm | 15'5" x 29'0"  
BEDROOM  
3900 x 4800 mm | 12'7" x 15'9"  
TOTAL C/GA 48.5 sq m | 523 sq ft

#### 2 BED TYPE A - 03, 10

APARTMENT NUMBER 23.03 - 25.03,  
23.10 - 25.10  
LIVING / KITCHEN / DINING AREA  
4540 x 4300 mm | 14'9" x 14'1"  
MASTER BEDROOM  
3450 x 3900 mm | 11'3" x 12'8"  
BEDROOM 2  
3540 x 2750 mm | 11'7" x 9'0"  
BATHROOM  
C/GA 6.7 sq m | 72 sq ft  
TOTAL C/GA 76.7 sq m | 829 sq ft

#### 2 BED TYPE B - 02, 08

APARTMENT NO. 23.02 - 25.02,  
23.08 - 25.08  
LIVING / KITCHEN / DINING AREA  
4540 x 4300 mm | 14'9" x 14'1"  
MASTER BEDROOM  
4040 x 2900 mm | 13'3" x 9'6"  
BEDROOM 2  
3540 x 2750 mm | 11'7" x 9'0"  
TOTAL C/GA 67.4 sq m | 726 sq ft

#### 3 BED TYPE A - 05, 07

APARTMENT NO. 23.05 - 25.05,  
23.07 - 25.07  
LIVING / KITCHEN / DINING AREA  
4530 x 4940 mm | 14'10" x 16'0"  
MASTER BEDROOM  
4230 x 3750 mm | 13'9" x 12'0"  
BEDROOM 2  
3450 x 2750 mm | 11'3" x 9'0"  
BEDROOM 3  
3450 x 2750 mm | 11'3" x 9'0"  
BATHROOM  
C/GA 12.2 sq m | 132 sq ft  
TOTAL C/GA 98 sq m | 1,054 sq ft

TYPE SUBJECT TO VARIATION  
ROOF PLAN NOT DRAWING SCALE



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## Property Description

A spectacular 27th floor brand new two bedroom apartment with simply stunning views of London and benefits which include 24 hour concierge, residents Gym, Cinema and much.

Access to the building is via 24 hour concierge and there are 4 lifts operating in the building. The apartment includes herringbone flooring, siemens appliances in the kitchen, stone work-surfaces with matching splash-backs, fitted wardrobes in the bedroom, Cat 6 cabling and Sky+.

The building itself has a wealth of amenities including a residents gym, cinema club, residents functional entertaining space (which can be pre-booked to host dinner parties for example), contemporary restaurant, 'Get Connected' Lounge, and a Cafe-Bar.

Other Features include a 999 year lease, 10 year build warranty and a dedicated bicycle bay within a secure basement with lift access from ground floor to basement designed for bicycles.

Transport links are excellent with three well known transport hubs on your doorstep:

Elephant & Castle Station - hosts Bakerloo and Northern Lines (West End / City destinations) as well as Main Land British Rail (Direct to Luton and Gatwick Airport, Kings Cross and Brighton)

This is a re-sale apartment which means the original buyer is looking to re-assign the contract for the property before completion.

**\*\*Please note internal photos are of the show flats\*\***

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## Key Features

Area : 825sq ft  
Bedrooms : 2  
Bathrooms : 2  
Status : For Sale