

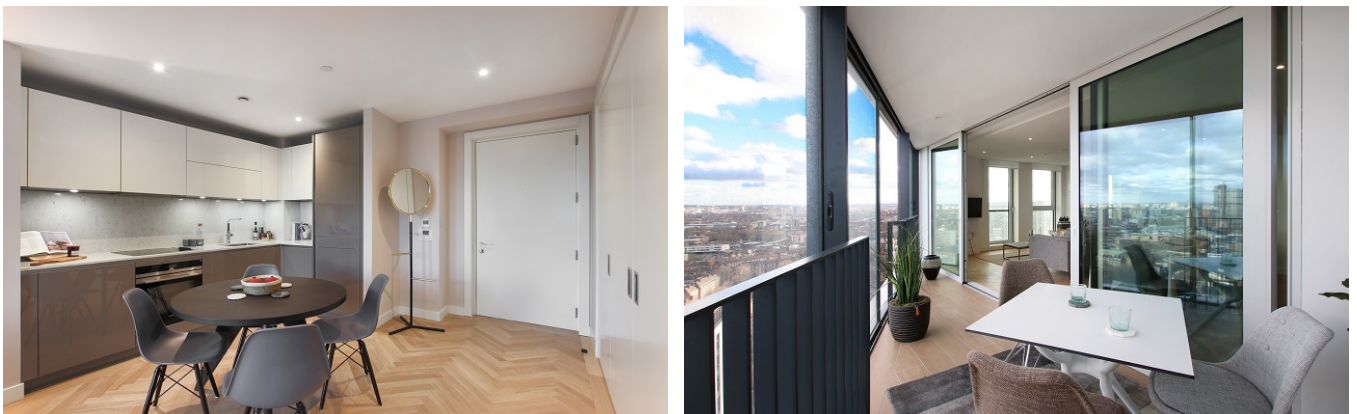


# CADDINGTON BLUE

251 Building, Southwark Bridge Road. SE1

Property Price: £ 750,000

Property Type: Apartment



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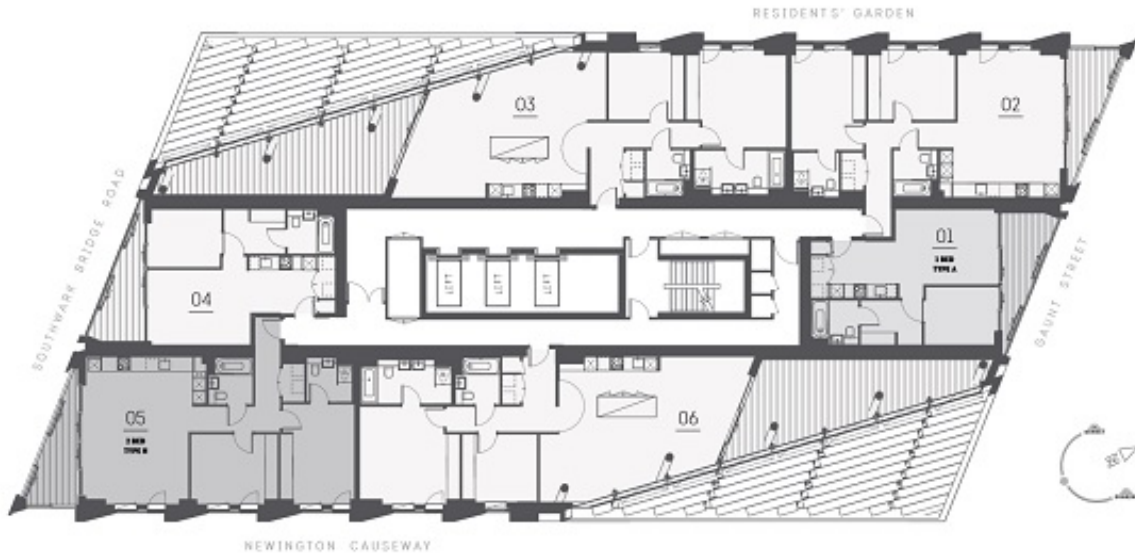
## Floor Plan:

TRIPLE ONE COLLECTION

TWO FIFTY ONE

45

47



LEVEL  
**35**



### 1 BED TYPE A - 01

APARTMENT NUMBER 301  
LIVING / KITCHEN / DINING AREA  
886 x 300 mm | 29' 11" x 9' 7"  
BEDROOM  
2291 x 208 mm | 11' 1" x 8' 10"  
BATHROOM  
GA-10 x 147 sq ft  
TOTAL GUN: 66 x 82 M | 216 SQ FT

### 1 BED TYPE H - 05

APARTMENT NUMBER 305  
LIVING / KITCHEN / DINING AREA  
566 x 401 mm | 18' 7" x 13' 4"  
BATHROOM  
208 x 172 mm | 6' 10" x 5' 6"  
BEDROOM 2  
400 x 306 mm | 13' 2" x 10' 0"  
BATHROOM



# CADDINGTON BLUE

## Property Description

A spectacular 35th floor brand new one bedroom apartment with a garden and Triple One finish with simply stunning views of London and benefits which include 24 hour concierge, residents Gym and Cinema.

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 : 634sq ft  
Bedrooms : 1  
Bathrooms : 1  
Status : For Sale