



# CADDINGTON BLUE

251 Building, Southwark Bridge Road. SE1

Property Price: £ 875,000

Property Type: Apartment



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# CADDINGTON BLUE

## Floor Plan:

43

44



### LEVEL 32



#### 3 BED TYPE A - 01, 05

APARTMENT NUMBER	001, 005
LIVING / KITCHEN / DINING AREA	4816 x 3553 mm   15' 9" x 11' 7"
BEDROOM	3406 x 2342 mm   11' 2" x 7' 8"
WINTERGARDEN	GA: 11 sq m   119 sq ft
TOTAL GFA	1214 sq m   1302 sq ft

#### 3 BED TYPE E - 06

APARTMENT NUMBER	006
LIVING / KITCHEN / DINING AREA	4555 x 3208 mm   15' 0" x 10' 6"
MASTERS BEDROOM	4106 x 2920 mm   13' 5" x 9' 6"
BEDROOM 2	3288 x 2048 mm   10' 9" x 6' 7"
WINTERGARDEN	GA: 457 sq m   492 sq ft

#### 3 BED TYPE B - 04, 08

APARTMENT NUMBER	004, 008
LIVING / KITCHEN / DINING AREA	5248 x 3408 mm   17' 3" x 11' 2"
MASTERS BEDROOM	3406 x 2342 mm   11' 2" x 7' 8"
BEDROOM 2	3000 x 2450 mm   9' 8" x 8' 0"
BEDROOM 3	2850 x 2450 mm   9' 4" x 8' 0"



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## Property Description

A spectacular 32nd floor Two bedroom apartment with 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 : 951sq ft  
Bedrooms : 2  
Bathrooms : 2  
Status : For Sale