



Forum Magnum Square | County Hall | LONDON | SE1 7GN

£1,100 Per Week

**ICON**  
RESIDENTIAL

Forum Magnum Square | County Hall  
LONDON | SE1 7GN  
£1,100 Per Week

- Spacious 3-bedroom flat
- Three modern bathrooms
- Bright reception room
- Contemporary apartment style
- Located in Waterloo
- Close to County Hall
- 1,158 sq ft of space
- Modern flat design
- Viewing highly recommended
- Residents gym and pool access

Nestled in the vibrant Forum Magnum Square, within the prestigious County Hall area of Waterloo, this modern flat offers a splendid opportunity for those seeking a stylish urban lifestyle. Spanning an impressive 1,158 square feet, this spacious apartment features three





well-appointed bedrooms and three contemporary bathrooms, making it ideal for families or professionals looking for ample living space.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The flat's modern design, built in 2000, ensures a fresh and contemporary feel throughout, with large windows that flood the space with natural light.

Residents of this exceptional property will benefit from exclusive access to a well-equipped gym and a luxurious swimming pool, providing the perfect balance of fitness and relaxation right at your doorstep. The amenities enhance the living experience, making it easy to maintain an active lifestyle without leaving the comfort of your home.

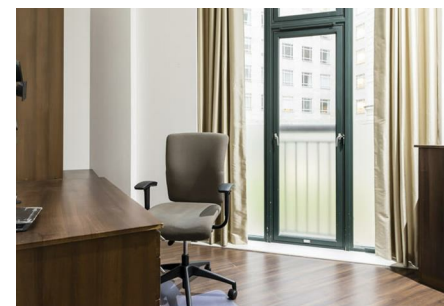
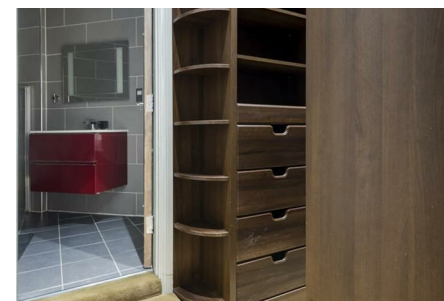


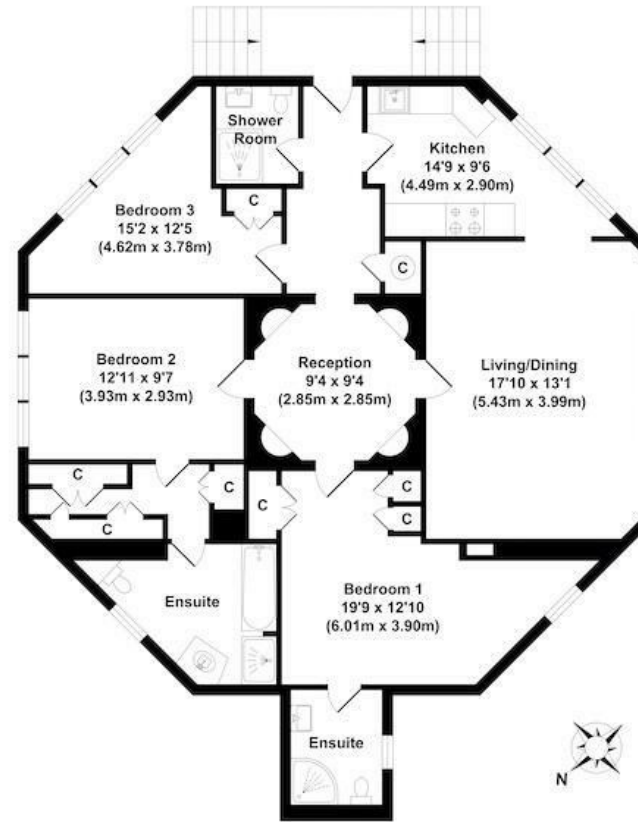
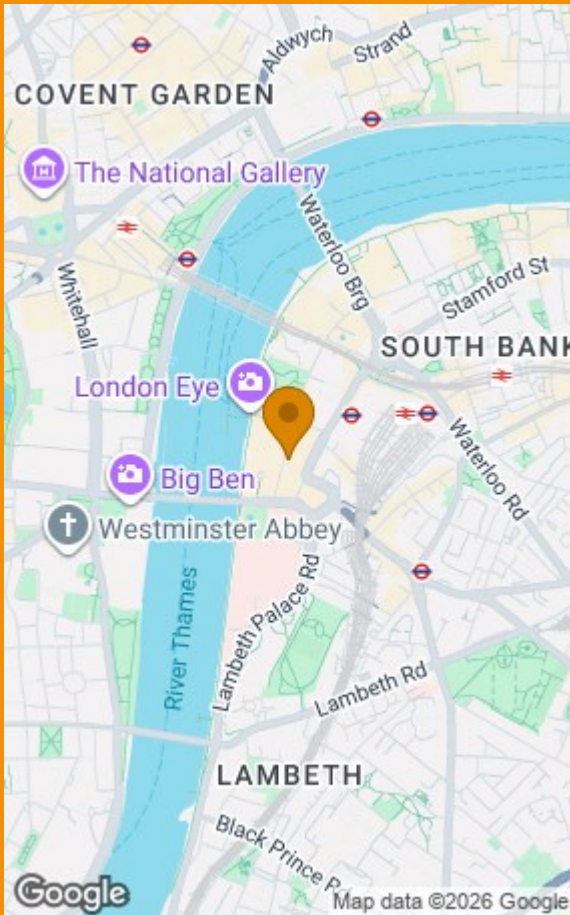
With its prime location, this flat is just a stone's throw away from the cultural and recreational offerings of Waterloo, including theatres, restaurants, and the scenic riverside. This property is not just a place to live; it is a gateway to a vibrant community and a dynamic lifestyle.

This flat is available for rent, presenting an excellent opportunity for those looking to immerse themselves in the heart of London living. Do not miss the chance to make this modern apartment your new home.









TOTAL APPROX FLOOR AREA 1158.08 SQ. FT. (AREA 107.59 SQ. M)

whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Grosvenor Gardens  
 London  
 SW1W 0AU  
 020 7956 2080

steven.hartman@icon-residential.co.uk  
<http://www.icon-residential.co.uk/>