



1A Belvedere Road | County Hall | LONDON | SE1 7GB

Offers In Excess Of £525,000



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- Modern 2-bedroom flat
- Two sleek bathrooms
- Spacious reception room
- Secondary glazing throughout
- 24-hour concierge service
- Access to gymnasium
- Relax in sauna/steam room
- Indoor swimming pool
- Prime Belvedere Road location
- Secure allocated underground parking

Nestled in the heart of County Hall on Belvedere Road, this modern flat offers a delightful blend of comfort and convenience. Spanning an impressive 602 square feet, the property features two well-appointed bedrooms, making it an ideal choice for couples, small families, or professionals seeking a stylish urban retreat.



Don't mention the furniture



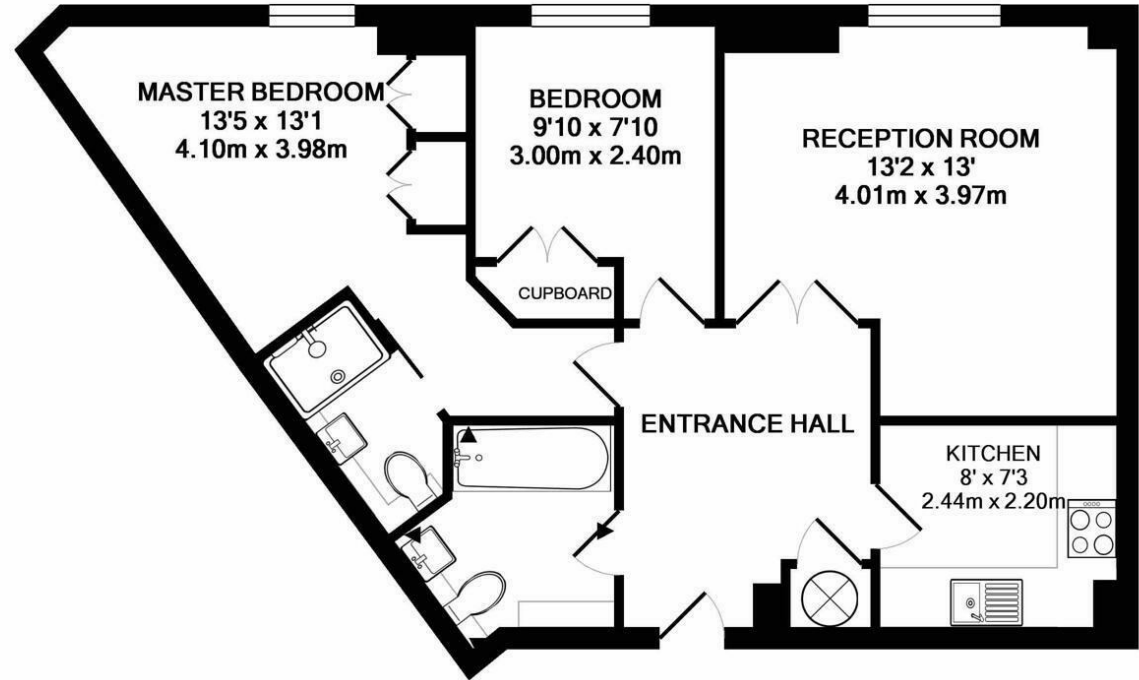
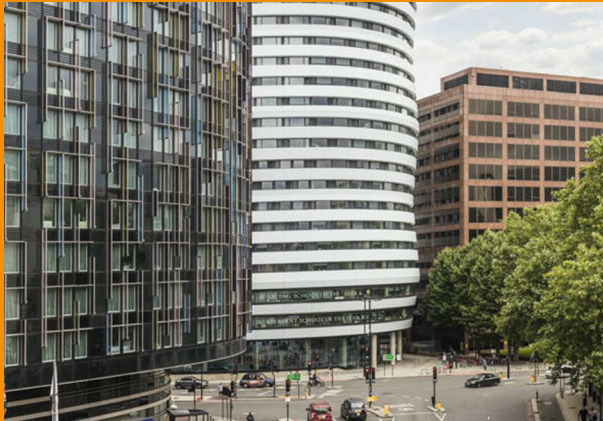
Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The contemporary design is complemented by ample natural light, creating a warm and inviting atmosphere throughout the flat. The property boasts two bathrooms, ensuring that both residents and visitors enjoy privacy and convenience.

One of the standout features of this apartment is the inclusion of underground parking, a rare find in such a central location. This added benefit not only enhances the ease of living but also provides peace of mind, knowing your vehicle is secure.

With its prime location, this flat offers easy access to local amenities, transport links, and the vibrant culture of the surrounding area. Whether you are looking to enjoy leisurely strolls along the river or explore the nearby attractions, this property is perfectly situated to take advantage of all that County Hall has to offer.

In summary, this modern flat in County Hall presents an excellent opportunity for those seeking a stylish and practical living space in a sought-after location. Don't miss the chance to make this charming property your new home.





TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 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		
(12 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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