



Balmoral House, Earls Way, Tower Bridge, SE1

Asking Price: £870,000

 Benham
& Reeves

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 1 Bedroom  1 Bathroom  Leasehold

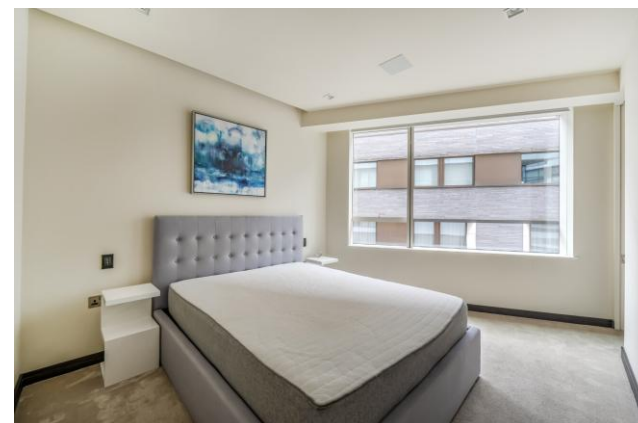
This elegant fourth-floor apartment offers 782 sq ft of thoughtfully designed living space in a prime Central London riverside location. Positioned between Tower Bridge and More London, the property combines contemporary style with access to world-class amenities and excellent transport links.

The spacious dual-aspect reception room is flooded with natural light through floor-to-ceiling windows, opening onto a generous private balcony with views across landscaped communal gardens. A sleek kitchen with dark units complements the neutral interior palette, providing a sophisticated backdrop for modern living.

The bedroom features bespoke fitted wardrobes and plush carpeting, while the bathroom is finished to an exceptional standard with Villeroy & Boch sanitaryware and a Dornbracht shower. Additional highlights include a separate cloakroom, dressing room, and ample storage throughout.

Residents enjoy access to outstanding facilities, including a 24-hour concierge, swimming pool, spa with sauna and steam room, fully equipped gym, and business lounge.

Situated less than 0.25 miles from the City of London and within easy reach of London Bridge Underground (Northern and Jubilee lines) and National Rail services, the location offers unparalleled convenience. Nearby cultural landmarks include the Tate Modern, Shakespeare's Globe, Borough Market, and The Shard.



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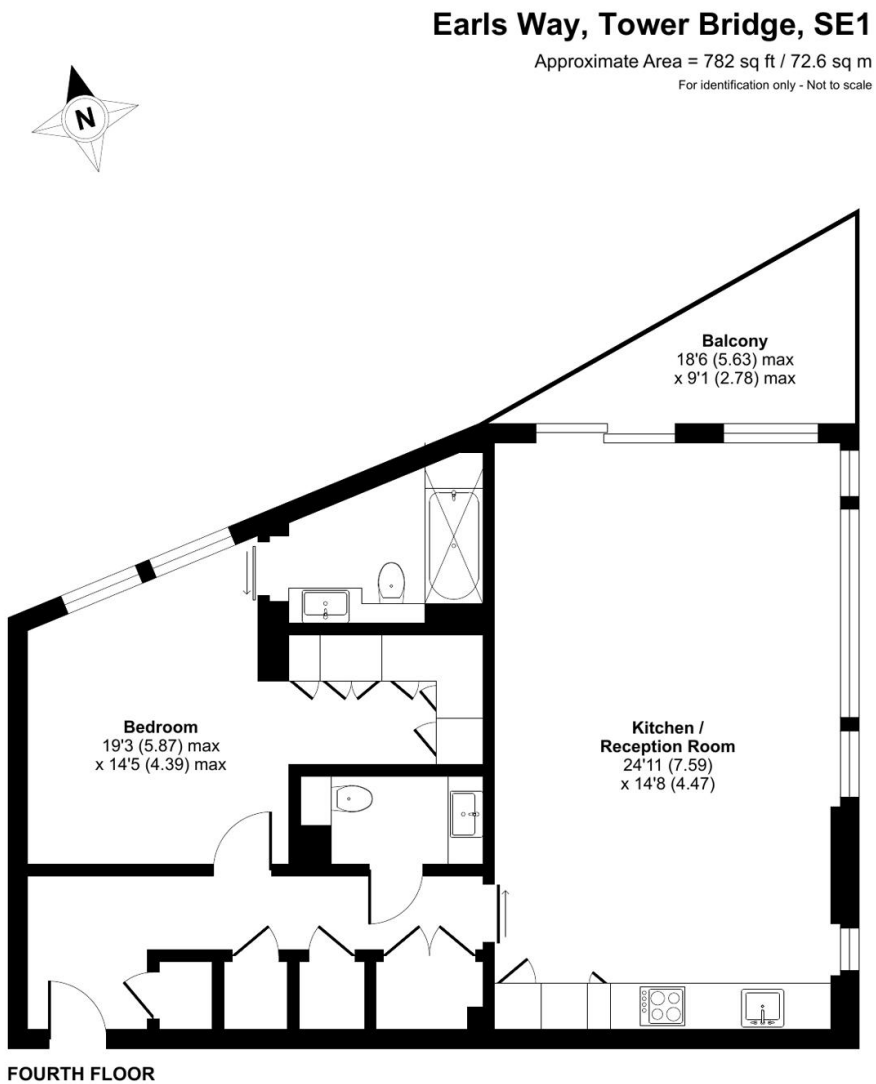


Property Features:

- One Bedroom
- Reception Room
- Open-Plan Kitchen
- Dressing Room
- Fourth Floor
- 24-Hour Concierge
- Spacious Private Balcony
- Swimming Pool
- Gym



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 31/12/3010
Approximately 985 Years Remaining

Ground Rent: £988.36 (per annum)
for the year 2025

Service Charge: £10,925.06 (per annum)
to June 2026

Anticipated Rent: £3,250.00 pcm
Approx. 4.7% Yield

Viewings:

All viewings are by appointment only
through our City Office.

Our reference: NWH250081

T: 020 7213 9700

E: city.sales@benhams.com

W: www.benhams.com

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