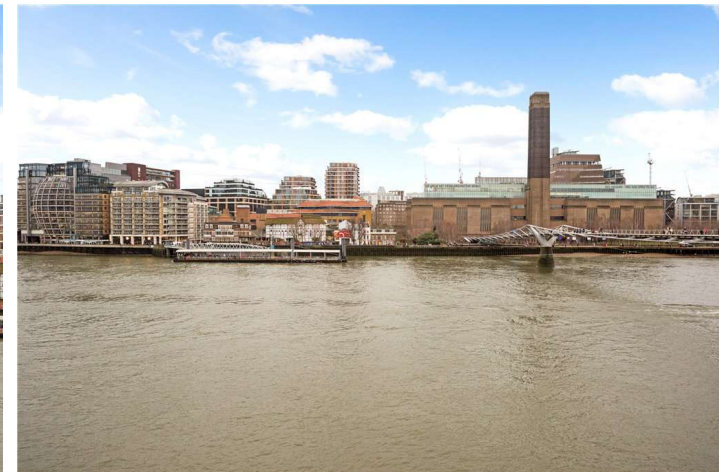
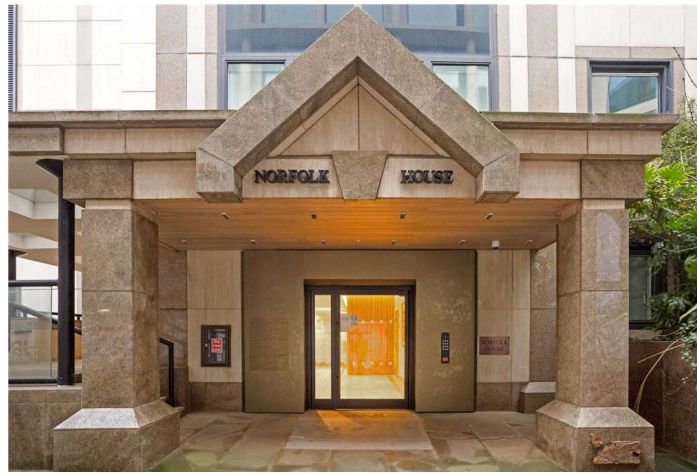
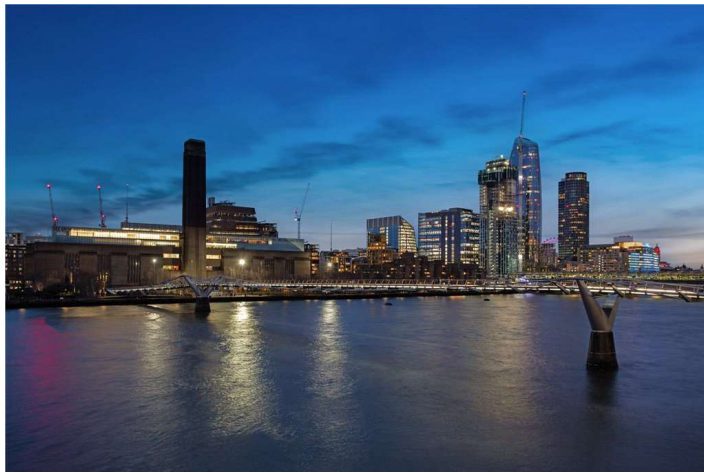


Norfolk House, City of London





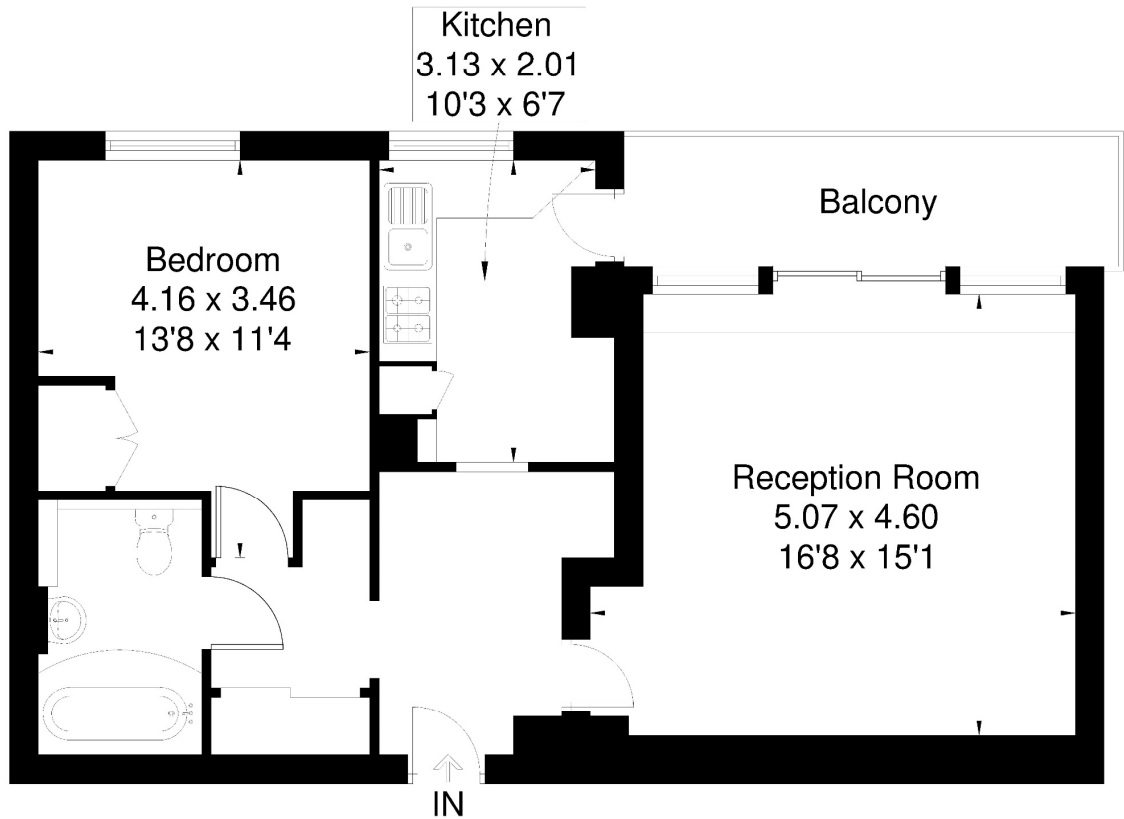
Waterfront one bedroom apartments are always in short supply and this one is located in Norfolk House, arguably the most exclusive building on the City of London riverside comprising just twelve flats. Better still, this is on the third floor below the penthouses which provides an even better position from which to enjoy the incredible views up and down the Thames and across to the Tate Modern and The Globe theatre.

This apartment is around 650 sq ft, a generous size for a one bed, and has river views from the bedroom, kitchen and living room. Both the kitchen and living room open onto the riverside terrace.

Living here, you will benefit from the safety and security that the City of London provides, some of London's top restaurants and historic pubs are on your doorstep and you are just a couple of tube stops away from the West End.

- **Service Charge: £4,738 in 2024**
- **Lease: 113 Years remaining**
- **No Ground Rent**
- **Share in the management company**

Approximate Floor Area = 59.37 sq m / 639 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

