



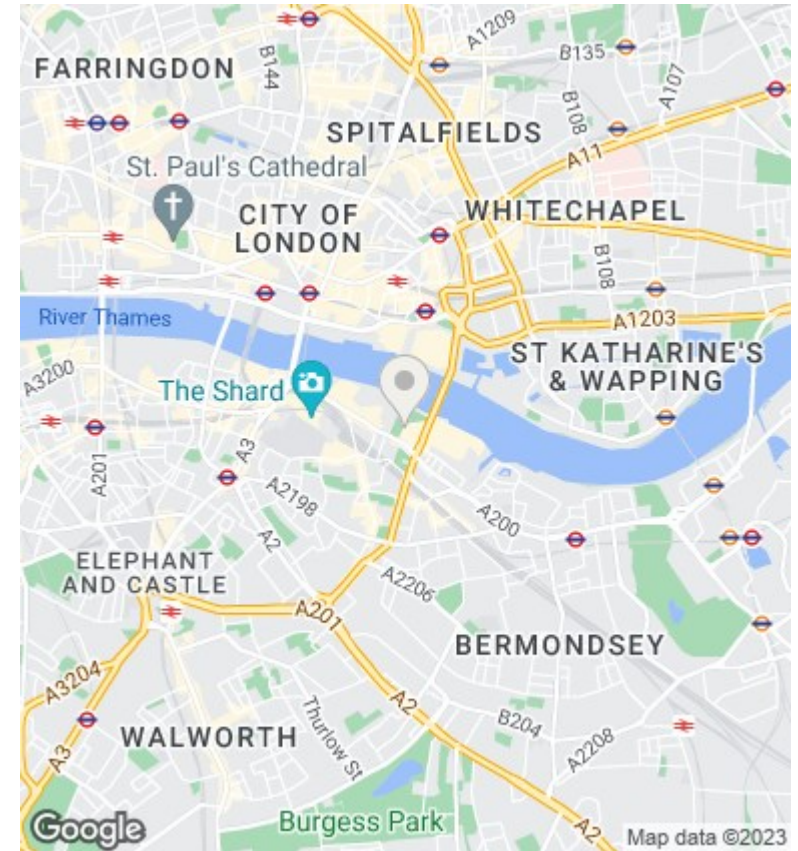
42 Sandringham House, Earl's Way, One Tower Bridge, London, SE1

Asking Price £3,995,000

- Concierge
- Steam Room
- Gym
- Wrap-around Balcony
- Spa
- Jacuzzi
- Fendi Casa furniture
- Sauna
- Pool
- Golf Simulator Room



GROSS INTERNAL AREA (GIA)
The footprint of the property
150.81 sqm / 1623.31 sqft
 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
141.98 sqm / 1528.26 sqft
 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
60.60 sqm / 652.29 sqft
 RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
0.27 sqm / 2.91 sqft



Directions

Viewings

Viewings by arrangement only. Call 02070990800 to make an appointment.

Council Tax Band

H

EPC Rating:

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	