



## Palace View, Lambeth High Street, Waterloo, London, SE1

£1,450,000 Leasehold

Winkworth present a stunning two bedroom-apartment on the fifth floor of this boutique South Bank development know as Palace View. EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## LOCATION

Palace View is situated at the top on Lambeth High Street opposite Lambeth Place. Whitehall and Parliament are a short walk via Lambeth Bridge.

## DESCRIPTION

The development benefits from a 24-hour concierge, residents' gym, cinema room, private residents' roof terrace and a communal landscaped courtyard. Flats have views over Lambeth Palace, River Thames, Houses of Parliament, the London Eye, Shard and the City.

## SPECIFICATION

The interiors for Palace View are designed by the award-winning design practice, Farrells, who have an in-depth knowledge and understanding of London. They create high quality architecture which responds to the context and 'place' and bespoke interiors designed for modern lifestyles.

## KITCHEN

- Bespoke kitchen with stone worktop and glass splashback
- Stainless steel oven
- Induction hob with extractor hood
- Microwave oven
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer provided to cupboard

## BATHROOM / EN SUITE

- Duravit sanitaryware
- Hansgrohe fixed showerhead and telescopic hose to bath, adjustable shower head and riser rail to walk-in shower
- Glass shower and bath screen
- Wall-hung mirrored vanity unit
- Shaver socket

## BEDROOMS

- Fitted wardrobe to the master bedroom with sliding or hinged doors, automatic lighting and bespoke drawer set

## JOINERY

- Veneered interior doors
- Designer door furniture

## WALL AND FLOOR FINISHES

- Engineered hardwood flooring to hallway, kitchen / living / dining area
- Carpet to all bedrooms
- High quality porcelain floor and wall tiles to bathroom and en suite
- Painted walls and ceilings

## BALCONIES AND TERRACES

- Decking to terrace or balcony
- Glass balustrade with handrail

## MECHANICAL SYSTEMS

- Comfort cooling to living area and master bedroom
- Underfloor heating throughout

## ELECTRICAL AND LIGHTING

- Downlights throughout
- Brushed stainless steel switch plates
- Timer controlled lighting to common spaces

## AV, TELEPHONE, DATA

- BT points to all principal living areas and master bedroom
- Broadband connection instantly available (purchaser subscription required)
- TV points (including Sky+ and Sky HD) to all principal living areas and master bedroom
- Communal satellite dish (customer subscription required)

## COMMUNAL TV AERIAL SECURITY

- Video door entry system
- Electronic controlled access to external doors

## DIRECTIONS

Situated at the northern end of the Vauxhall Nine Elms on the Southbank opportunity area including the new US Embassy and the extension of the Northern Line to Battersea Power Station • Lambeth North (Bakerloo Line), Vauxhall (Victoria Line) and Westminster (Jubilee, Circle and District Lines) London Underground Stations are all within 0.6 mile. Within one mile (1.6 km) of both London Victoria and London Waterloo Mainline Railway Stations.

## LOCAL AUTHORITY

Lambeth Council, London

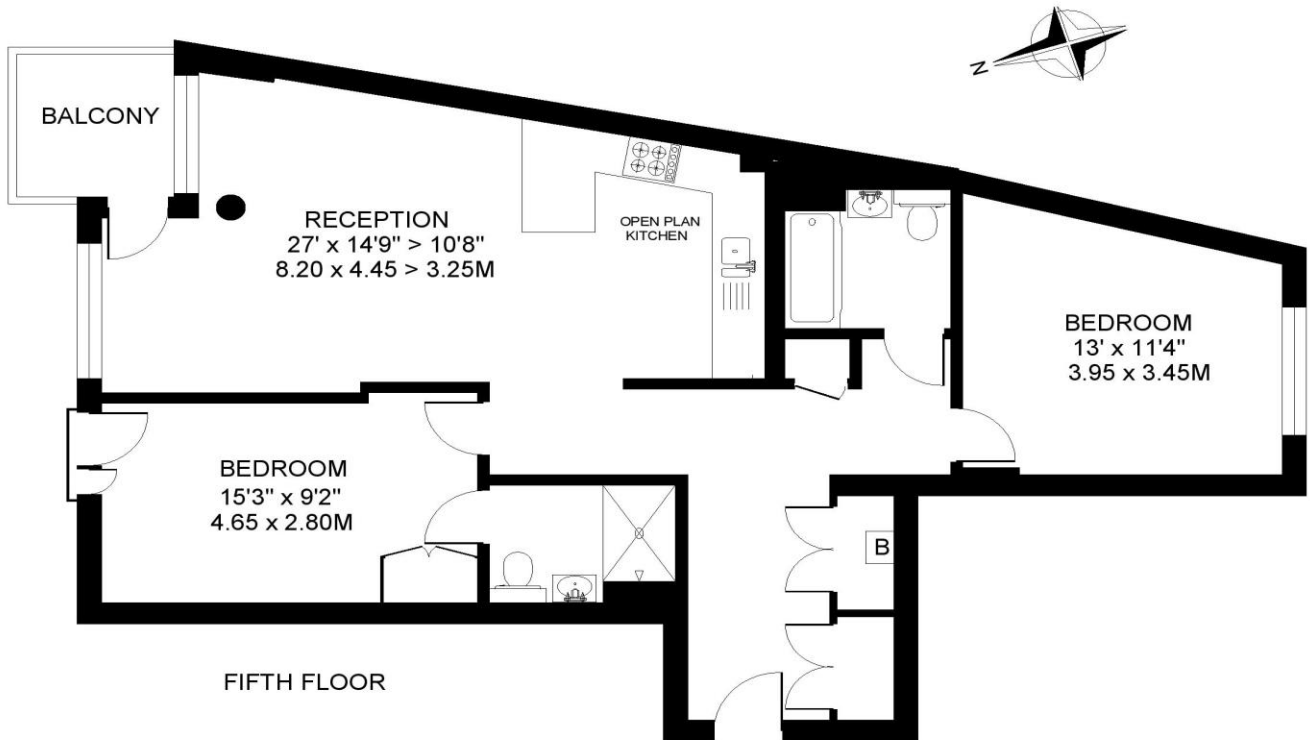
## TENURE

Leasehold – 999 Years



PALACE VIEW SE1  
2 BEDROOM FLAT

Approximate gross floor area  
903 SQ.FT / 83.8 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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