



FIELDHOUSE

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Apartment 3302 One Casson Square, Waterloo, London, SE1 7RX

Set on the 34th floor of One Casson Square, this stunning TWO DOUBLE BEDROOM PENTHOUSE APARTMENT boasts a feature open plan reception room with triple glazed floor-to-ceiling windows, oak herringbone flooring and a beautifully designed kitchen with Miele integrated appliances. This development is located in one of London's most desirable locations right next to Waterloo Train Station and offers dual aspect views. One Casson Square comprises various luxury amenities such as a 24-hour concierge, an exclusive residents' Lounge and modern, residents-only gym and spa.

Minimum Length of Tenancy: 12 Months
Council Tax: Lambeth Borough Council
Council Tax Band: H

£6,750 PCM*

- OPEN PLAN LIVING SPACE
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ENSUITE BATHROOMS
- SET IN ONE OF LONDON'S MOST CONNECTED LOCATION
- RESIDENT ONSITE GYM & SPA FACILITIES
- PRIVATE RESIDENTS RESIDENTS LOUNGE
- 24 HOUR CONCEIRGE
- READY TO MOVE INTO



— Thirty-fourth Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 93.47 sqm / 1006.10 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 86.38 sqm / 929.79 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5 m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 97.90 sqm / 1053.79 sqft
IPMS 3C RESIDENTIAL 92.03 sqm / 990.60 sqft
SPIC ID: 62f6c1327cf156e0e2308cb70

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

