The Art of Living

FACTSHEET
One Location

One Blackfriars is a modern and impressive sculptural addition to the skyline of London. The building will offer buyers a truly luxurious lifestyle with spacious interiors and the very best views across the River Thames including the Houses of Parliament, St Paul’s Cathedral, the City and beyond.
One Landmark

One Blackfriars will become an important focus as the area develops to become a compelling new architectural hub in the capital.

The Lansetti II vase by Finnish artist Timo Sarpaneva provided the inspiration, and has been brought to life architecturally in the building’s curved geometry, transparent glass surface and spirit of movement.

This tower has been carefully designed by British architect Ian Simpson of SimpsonHaugh and Partners. It has been his passion to deliver this architectural vision without compromise over 15 years of endeavour, development and research.
One Design

The interiors have been designed by leading London-based design practice Tara Bernerd & Partners. Taking inspiration from the cultural life of the South Bank, the apartments are inspired by three eminent British artists: Hepworth, Turner and Gainsborough.

**THE HEPWORTH COLLECTION**

Barbara Hepworth worked with the finest metal, stone and wood to shape her wonderful sculptures. The Hepworth Collection embodies this spirit of the connoisseur, using exquisite materials sourced from around the world to create outstanding living spaces – distinctive, contemporary three and four bedroom apartments with the very latest technology.

**THE TURNER COLLECTION**

Turner was the master of light and reflections and these two and three bedroom apartments, with a high specification, exhibit exceptional use of space and lighting.

**THE GAINSBOROUGH COLLECTION**

Encompassing classical elegance, handsome features and attention to detail, The Gainsborough Collection will provide stylish studios, Manhattan and one bedroom apartments.
One Residence

One Blackfriars brings not only the exclusive privilege of living in an architectural icon, but also the lifestyle found in the leading hotels of the world.

Residents of One Blackfriars will enjoy a wide array of exquisite on-site amenities, including a 20-metre swimming pool, private screening room, 32nd floor executive club lounge, golf simulator, winery, luxury thermal suite facilities alongside a gymnasium with state-of-the-art equipment overlooking a private Zen garden.

A dedicated 24-hour Harrods Estates concierge will also be provided to assist residents with a variety of services, ranging from travel arrangements and tickets to world-class events or dinner parties.

State-of-the-art Wellness Centre includes Sauna, Steam Room, Vichy Shower, Experience Shower and a Snow Room
The South Bank is served by three of London’s largest rail terminals; Waterloo, Blackfriars and London Bridge. City Airport is less than 30 minutes away while both Heathrow and Gatwick airports can be reached in under an hour.
STORAGE

Is there extra storage available?
There are 16 storage lockers available ranging in size from 1m x 2m (2 sq.m.) to 2.3m x 1.2m (2.8 sq.m.) and are located on basement mezzanine level.

FACILITIES

Are the facilities open to residents only?
– The basement facilities and gym are exclusive to the residents of One Blackfriars.
– The Executive Lounge on level 32 is open to residents and a select group of local stakeholders.

What’s the square feet of the facilities areas?
– Facilities on basement level 1 (spa, pool, cinema, golf simulator, wine room) are 8,217 sq.ft.
– Facilities on Podium level 1 (gym) are 3,575 sq.ft.
– The Executive Lounge is 2,500 sq.ft.

How do I book the facilities?
Bookings are made via the residents’ portal online or through the Harrods Estates concierge.

How many does the cinema seat?
The cinema seats 18 people.

PARKING

Where is the parking located?
– Basement levels 1, 2 & 3.
– Motorcycle parking is located on basement level 3.

How do you access the parking?
– Parking is accessed via the Valet Parking Service.
– There is a dedicated bay in the car park area allocated for loading/unloading.

How much does a parking space cost?
– 1 x ‘Right to Park’ (RTP) is available to purchase for £100,000 with Turner & Hepworth specifications only.

FACILITIES: EXECUTIVE LOUNGE

Which members of the public can use the Executive Lounge on level 32?
– Residents of One Blackfriars.
– A select group of local stakeholders including local residents, schools and higher education establishments.

How do I book the Executive Lounge on level 32?
The facility is available by pre-booking with the Harrods Estates concierge team and is available to be booked at an hourly rate.

What are the opening hours for the Executive Lounge on level 32?
– 10am - 8pm Monday, Tuesday, Wednesday and Saturday.
– 10am - 10pm Thursday and Friday.

Is there a fee for using the Executive Lounge on level 32?
– There is no fee for residents.
– There is a payable fee for external stakeholders.

ARCHITECTS

Who is the architect behind the development?
The architect is Ian Simpson of SimpsonHaugh Architects. The firm holds multiple RIBA (Royal Institute of British Architects) awards across a number of renowned projects including:
– Battersea Power Station Phase 1, London.
– The National Wildflower Centre, Manchester.
– The Manchester Museum, Manchester.

SERVICE CHARGE

What is the estimated service charge?
– £6.50 per sq.ft.
– Parking service charge is estimated at £1,009 per annum.

What does the service charge include?
– Residents’ use of the facilities.
– 24-hour concierge operated by Harrods Estates.
– Building maintenance.
– Building insurance.

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HOTEL

– Operated by Amerimar.
– 161 rooms.
– Luxury boutique hotel.
– 5 storeys high.
– One Blackfriars Ltd remains the freeholder with a 999 year lease.

Can hotel guests use One Blackfriars facilities?
Hotel guests can only use the Executive Lounge on level 32.

LEASE

What is the length of the lease?
999 years.

When does the lease commence?
From completion of the first apartments.

COUNCIL TAX

What is the Local Authority and Council Tax band?
London Borough of Southwark – Band H is currently estimated at a cost of £2,412.76 per annum.
Terms

Terms of payment:
1. £10,000 non-refundable reservation fee.
2. 10% of the total purchase price, less the reservation deposit, is payable upon exchange of contracts 21 days after reservation.
3. A further 10% of the purchase price is payable 12 months after exchange of contracts.
4. Further 10% of the purchase price is payable 18 months after exchange of contracts.
5. Balance of 70% is payable upon completion.

If the purchase is being taken in a company name, then the following must be provided:
1. A copy of the certificate of incorporation and memorandum of articles & association.
2. Evidence of the company’s registered address.
3. A list of Directors.
4. List of Shareholders.
5. Individual photo identification and address identification for Directors and Shareholders.

Documentation required for exchange of contract:
1. Photo identification – passport / driving licence or official identification card; and
2. A current utility bill or bank statement showing name and home address, no older than 6 months.

Please be advised that if originals are not certified by the Sales Office, St George Plc must be provided with certified copies of the above documents.

Vendor’s Solicitors:
GCL Solicitors LLP
3000 Cathedral Hill
Guildford
Surrey
GU2 7YB

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3000 Cathedral Hill
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