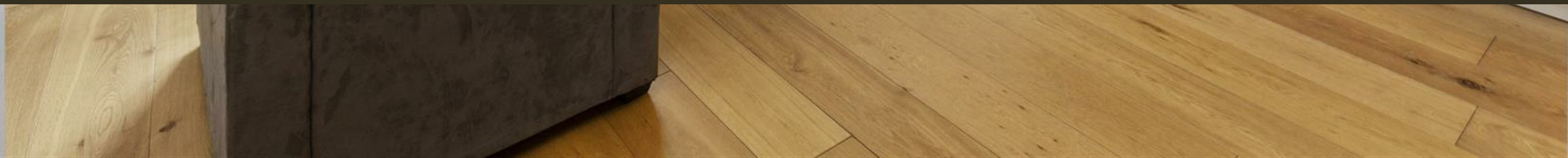




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## £825,000 Leasehold

A fantastic 2-bedroom apartment of 773sq.ft (71.82sq.m) available for sale in Strata, an iconic development in the heart of Elephant & Castle. Benefiting from floor to ceiling windows, this South facing 41st floor apartment boasts unobstructed views of the London skyline and generous natural light. There is a spacious open-plan reception room and kitchen, 2 good-sized bedrooms and 2 modern bathroom suites. The property further benefits from 24-hour security and lift access. Strata is conveniently located in the heart of Elephant & Castle, with Elephant and Castle underground and overground stations close by, as well as benefitting from the regeneration of Elephant Park drawing in new restaurants, cafes, and bars all on your doorstep.

- 2 Bedroom
- 773sq.ft (71.82sq.m)
- 41st Floor
- Open Plan Reception
- 2 Bathrooms (1 En-Suite)
- South Facing
- Incredible Views Over London
- Floor to Ceiling Windows
- Concierge
- 0.2 Miles from Elephant & Castle Station



- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Comfort Cooling
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band F ( London Borough of Southwark )
- Leasehold: 112 Years Remaining
- Service Charge: Approx. £6,409 per annum
- Ground Rent: £375 per annum
- EPC Rating C (78)

EPC certificate available on request.



APPROX. GROSS INTERNAL AREA FLOOR 804 sq. ft / 74.74 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,  
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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PROPERTY MARKETING

