



Strata Building, London  
SE1

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9 Albert  
Embankment  
London  
SE1 7SP

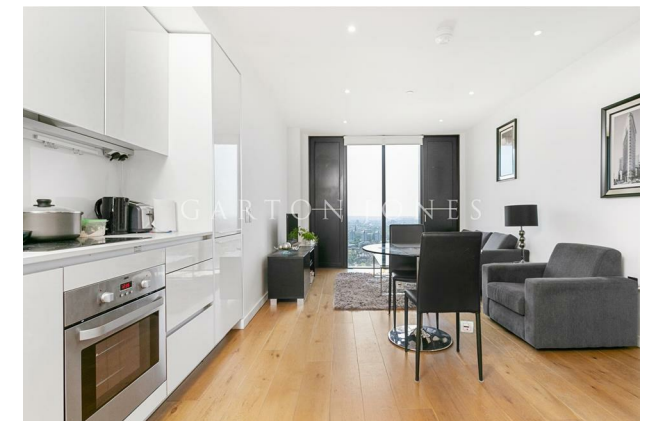
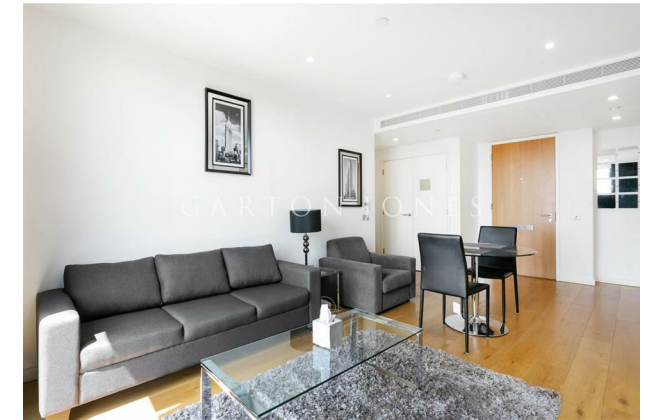
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## £499,000 Leasehold

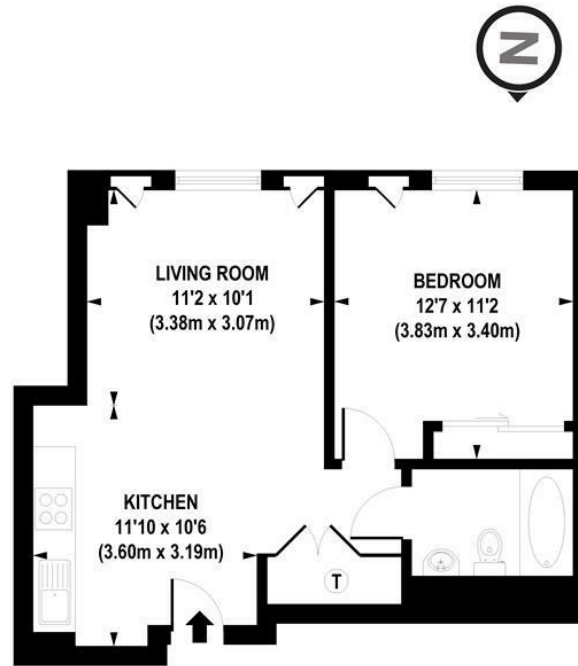
A fantastic 1-bedroom apartment of 438sq.ft (44.86sq.m) available for sale in Strata, an iconic development in the heart of Elephant & Castle. Benefiting from floor to ceiling windows, this 38th floor apartment boasts unobstructed views of the London skyline and generous natural light. This apartment is part of the Premium Sky Collection of apartments and benefits from having a comfort cooling system. There is a spacious open-plan reception room and kitchen, a good-sized double bedroom with built-in wardrobes and a modern bathroom suite. 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.

- 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 E ( London Borough of Southwark )
- Leasehold: 112 Years Remaining
- Service Charges: £3000 per annum
- Ground Rent: £300 per annum
- EPC Rating C (79)

- 1 Bedroom
- 438sq.ft (44.86sq.m)
- 38th Floor
- Open Plan Reception
- Air Conditioning
- Floor to Ceiling Windows
- Stunning Views
- Concierge
- Premium Sky Collection
- 0.2 Miles from Elephant & Castle Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 483 sq. ft / 44.86 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.

CP CREATIVE  
PROPERTY MARKETING

