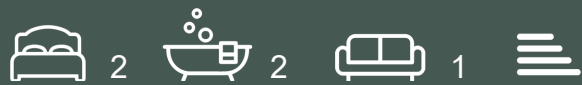




# Walton Heights, Elephant & Castle £3,800



\*\* September Availability Date\*\* A cozy two bedroom, two bathroom apartment in the Walton Heights building in the heart of Elephant & Castle, SE17.



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- September Availability
  - Private Balcony
- Floor-to-ceiling Windows
- Residents' Hosting Room
  - Rooftop Garden

- 7th Floor
- Concierge
- Residents' Gym
- Close to London Universities
- Communal Landscaped Gardens



### The Property

This bright and cozy apartment offers a generous living and dining area, ideal for relaxing after a long day. The space effortlessly extends to a private, expansive balcony, perfect for hosting friends and family or savouring a peaceful moment alone. Located on the 7th floor, the balcony provides a tranquil view, making it a delightful spot at any time, day or night.

The modern, fully-equipped kitchen comes with integrated appliances and plenty of storage, making meal prep a breeze. Both bedrooms are spacious, cozy, and filled with natural light from the floor-to-ceiling windows. Each bedroom includes ample closet space with floor-to-ceiling wardrobes and high-quality fixtures.

The master bedroom features its own en-suite bathroom, while the second bedroom has direct access to the second bathroom. Both bathrooms are impeccably finished, complete with a bathtub, walk-in shower, and mirrored units. Classic tiling adds a timeless and elegant touch to these spaces.

### Elephant Park Development

Residents at Elephant Park have access to a broad range of five-star facilities, including a private gym, rooftop garden, landscaped communal area and a residents' hosting room. A 24 hr concierge service is on hand to make life just that little bit easier, and local transport links are fast and effective, ensuring this outstanding part of London gets better and better with each passing year.

Local Council: Southwark  
 Council Tax Band: E

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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