

# Lugus HOMES



11 Hewson Way, London

£3,450 Per month



Be the first resident to live in this brand new two-bedroom apartment at Hawksbury Heights at approximately 809 square feet of internal living space with direct views of Elephant Park. The open-plan kitchen and living room creates an inviting space perfect for entertaining friends and family, featuring high-end Siemens appliances, including an induction hob, oven, dishwasher, washer/dryer, and a floor-to-ceiling fridge/freezer. The living area opens onto a double width balcony, perfect for those spring and summer months ahead. The thoughtful design of the apartments at Hawksbury Heights' ensures complete privacy from the balcony.

Two generously sized double bedrooms including built-in wardrobes and an ensuite bathroom to the primary bedroom, both bedrooms come with great views of the Park and Sayer Street. Additional benefits include underfloor heating, comfort cooling, a family bathroom suite, and a storage cupboard.

As London's newest development in Elephant and Castle, Hawksbury Heights provides unparalleled connectivity to the West End, the City, and Canary Wharf, as well as access to world-class shopping. Located moments from the vibrant cultural hubs of the Southbank and the Tate Modern. Elephant and Castle Tube and Train Stations (Bakerloo, Northern Lines, and Thameslink) are conveniently located within a 0.2-mile radius.

Residents can enjoy access to the beautifully landscaped gardens, a business suite and resident lounge on the first floor, a Sky Lounge on the 24th floor with breathtaking 360-degree views of London, and a



### Area Map



### Floor Plans

THE PARKSIDE COLLECTION

**2 BED APARTMENT**  
D.02.01 to D.05.01

DESCRIPTION	FLOOR-PLATE	APARTMENT DIMENSIONS
Living Room/Kitchen		4.8m x 6.5m 15'10" x 21'4"
Principal Bedroom		2.8m x 5.0m 9'3" x 16'4"
Bedroom 2		3.3m x 3.8m 10'9" x 12'4"
<b>Total Internal Area</b>		<b>75.2 sq. m 809 sq. ft.</b>
Balcony		2.8m x 1.8m 9'4" x 6'

### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</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	

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