



St. Gabriel Walk, London SE1

welcome to

St. Gabriel Walk, London

We are delighted to introduce this stunning one double bedroom apartment situated on the twenty seventh floor of the exclusive One the Elephant development in SE1, available for sale with no onward chain. This modern property enjoys a bright and airy open plan kitchen/reception area leading into the private balcony with sweeping views of Canary Wharf's skyline and the Shard. Boasting excellent transport links the property is just a two minute walk from Elephant and Castle station (Northern & Bakerloo Lines and Overground), along with multiple bus links. You also have access to all parts of the city and an ample choice of local cafes, restaurants, and shops. Further benefits of the residency include 24 hour concierge service, a communal function room available for booking by residents, lift access and bike storage as well as a roof grow garden.

Accommodation comprises an entrance hall, one double bedroom, large open plan kitchen/reception room with modern integrated appliances, stylish bathroom and private balcony.

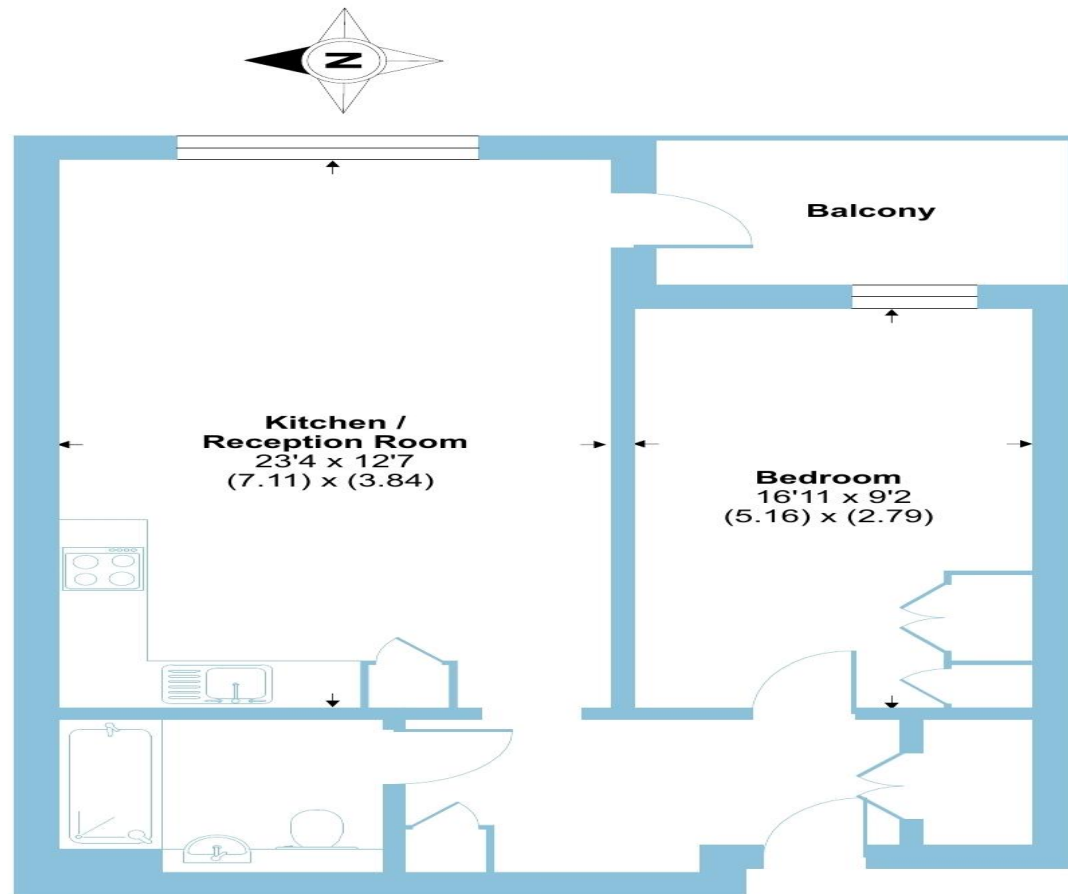
Internal viewings are strongly advised.



St. Gabriel Walk, London, SE1

Approximate Area = 598 sq ft / 55.6 sq m

For identification only - Not to scale



TWENTY SEVENTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Barnard Marcus. REF: 1195145



welcome to

St. Gabriel Walk, London

- One Double Bedroom
- Twenty Seventh Floor
- Private Balcony
- No Onward Chain
- 24 Hour Concierge Service

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110578



Property Ref:
KGT110578 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7735 0922



Kennington@barnardmarcus.co.uk



315 Kennington Road, Kennington, LONDON,
SE11 4QE



barnardmarcus.co.uk