



St. Gabriel Walk, London SE1

welcome to

St. Gabriel Walk, London

We are delighted to introduce this stunning two double bedroom apartment situated on the twenty eighth floor of the exclusive One the Elephant development in SE1, available for sale with no onward chain. This modern property enjoys floor to ceiling windows and 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.

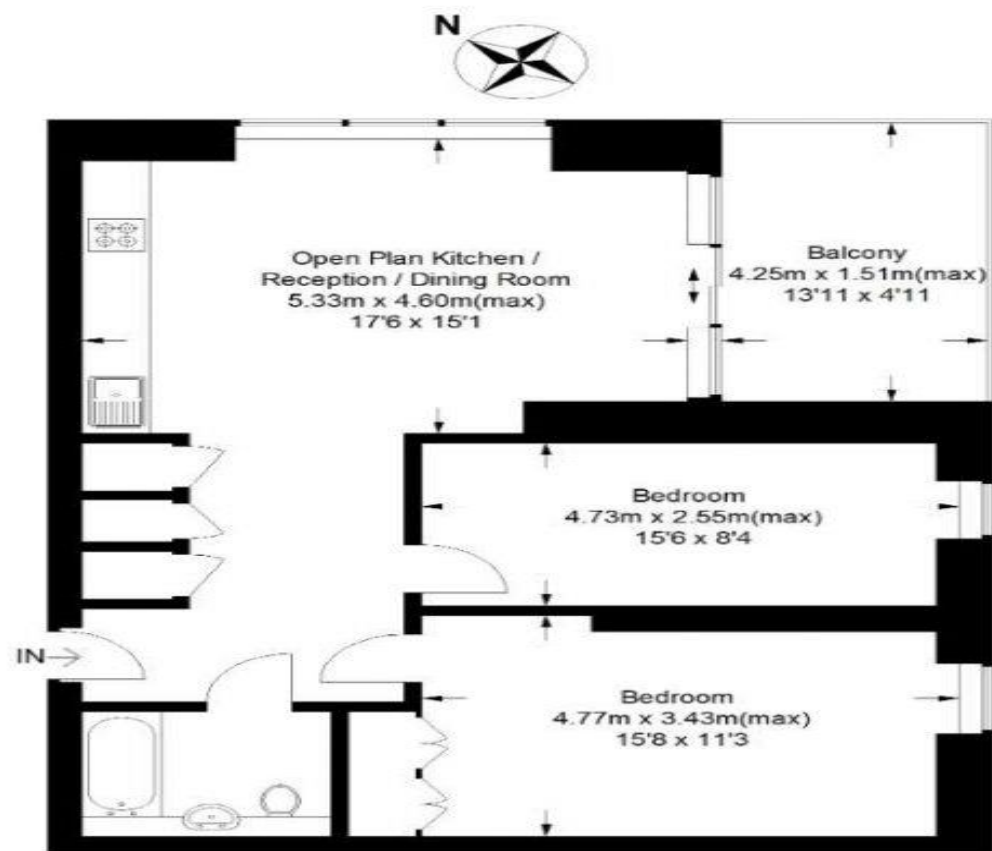
Accommodation comprises an entrance hall, two genuine double bedrooms, large open plan kitchen/reception room with modern integrated appliances, stylish bathroom and private balcony.

Internal viewings are strongly advised.



One The Elephant, SE1

Approximate Gross Internal Area
74.3 sq m / 800 sq ft



Twenty Eighth Floor

This floor plan is for representation purposes only and is not drawn to scale. The Gross Internal Area includes outbuildings shown on the plan. Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Two Double Bedrooms
- Private Balcony
- No Onward Chain
- 24-hour concierge service
- Bike Storage

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.

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KGT110491 - 0009

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.

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