



**Arum House Rodney Road, London SE17**

***welcome to***

## **Arum House Rodney Road, London**

Situated in this attractive modern built block is this stunning two double bedroom high spec fifth floor apartment, with direct access to a good size private balcony with views across to The Shard. Available for sale with the benefit of no onward chain the property enjoys access to a communal gym, roof garden and a residents' room which can be booked out for free and concierge service. The property is situated in the heart of Elephant & Castle just moments from Elephant Park, and the restaurants and shops of Sayer Street. It's also close to the vibrant East Street market and is close to the wide selection of amenities available on the Walworth Road. Transport Links are provided by Elephant & Castle station (Northern Line and overground) along with a multitude of bus routes into the city. Many green spaces such as Elephant Park, Victory Community Park, Nursery Row Park and Faraday Gardens can also both be found within just 0.2 miles.

Accommodation comprises an entrance hall with good storage, two genuine double bedrooms, large open plan kitchen/reception room, bathroom and balcony with underfloor heating throughout.

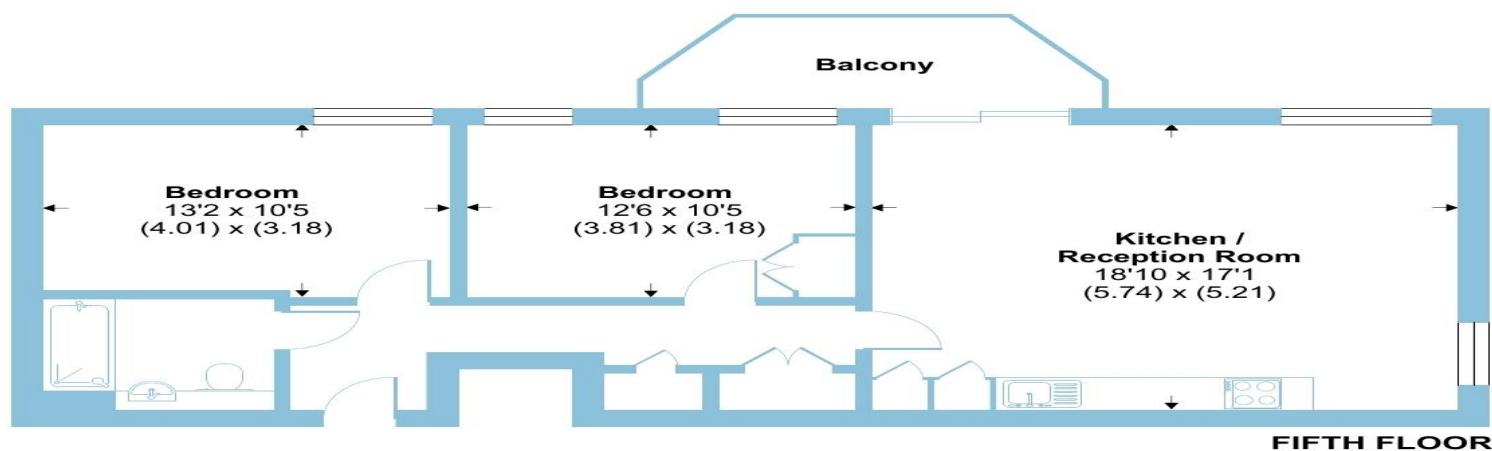
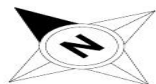
Internal viewings are essential to fully appreciate.



## Rodney Road, London, SE17

Approximate Area = 753 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1242672

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- No Onward Chain
- Private Balcony
- Concierge Service
- Roof Garden & Residents Room
- Communal Gym

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 7280.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110717](https://barnardmarcus.co.uk/Property/KGT110717)



Property Ref:  
KGT110717 - 0010

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