



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.

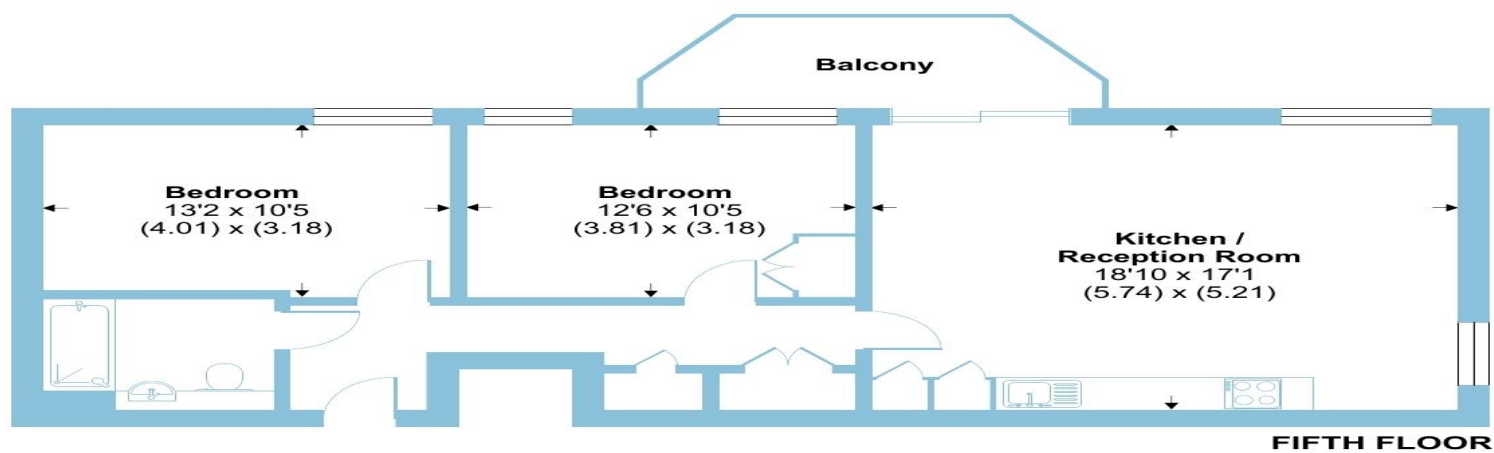
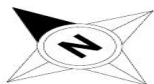
Internal viewings are essential to fully appreciate.



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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



Property Ref:
KGT110717 - 0016

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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