



Heygate Street, London SE17

welcome to

Heygate Street, London

We are delighted to introduce to the market this stunning two double bedroom second floor modern built apartment of sizeable proportions, located in the heart of the exclusive Elephant Park development. The property boasts an impressive 849 sq ft of living space and also enjoys a large private terrace with pleasing views over the well manicured communal grounds. Available for sale with the benefit of concierge service, a secure allocated parking space, gym access included in the service charge (located in the building next door) and the remainder of the NHBC Guarantee. The property would make an ideal first home for today's young professionals and anyone looking for a swift move.

The property is situated in a sought after block just moments from the popular Sayer Street with its vibing selection of restaurants and bars, along with all the amenities of the Walworth Road. Elephant & Castle station (Northern, Bakerloo Line & overground service) is just a short distance away along with multiple bus routes in and out of the city, and the cycle superhighway.

Accommodation comprises a roomy entrance hall with considerable storage, two double bedrooms, large open plan luxury kitchen/reception room with ample space for a dining table, stylish bathroom and private terrace.

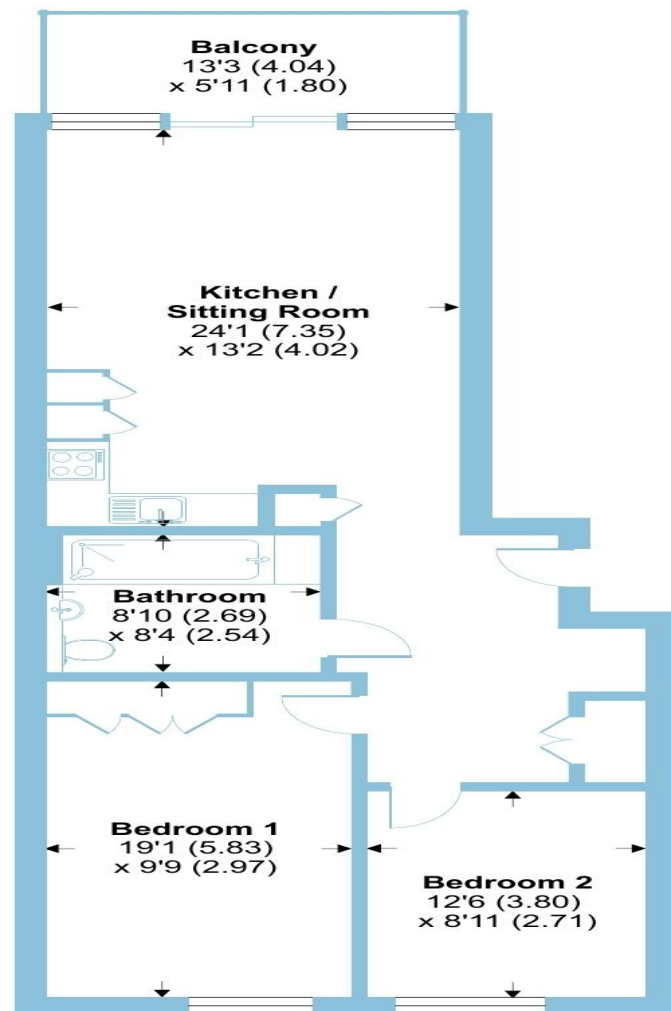
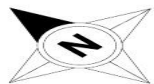
Internal viewings are essential to fully appreciate



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Approximate Area = 849 sq ft / 78.8 sq m

For identification only - Not to scale



SECOND FLOOR



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: 1305140

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- Two Double Bedrooms
- Second Floor
- Private Terrace
- Elephant Park Development
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 7251.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 11 Feb 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£680,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111015



Property Ref:
KGT111015 - 0002

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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