



## **Hurlock Heights, 4 Deacon Street, London, SE17 1GD**

**£480 Per Week**

THIS 8TH FLOOR STUDIO SUITE IN HURLOCK HEIGHTS AT "ONE THE ELEPHANT" IS SMART & BRIGHT AND WILL MAKE A PERFECT HOME FOR A PROFESSIONAL OR STUDENT

Comprising of a bright and airy living / dining area with full length windows, luxury fitted kitchen, fitted bedroom area and a luxury bathroom suite.

Residents benefit from an array of facilities which includes a gymnasium, cinema room, communal gardens, secure cycle storage and a 24hr concierge service.

There are several amenities located nearby including bars, cafés, restaurants and the Elephant and Castle Shopping Centre. The development is located close to Elephant and Castle National Rail and Underground stations, providing Underground and Rail services for commutes towards the City and West End. The property is serviced by Thameslink, South-eastern, Bakerloo and Northern Line, opening up a plethora of transport links.

Comes furnished.

PROPERTY AVAILABLE FROM 28.05.2024

- STUDIO APARTMENT
- RESIDENTS GYM
- SECURE CYCLE STORAGE
- FURNISHED
- 8TH FLOOR
- RESIDENTS CINEMA
- 24 HOUR CONCIERGE
- BALCONY
- COMMUNAL GARDENS
- AVAILABLE FROM 28.05.2024

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STUDIO SUITE



BATHROOM



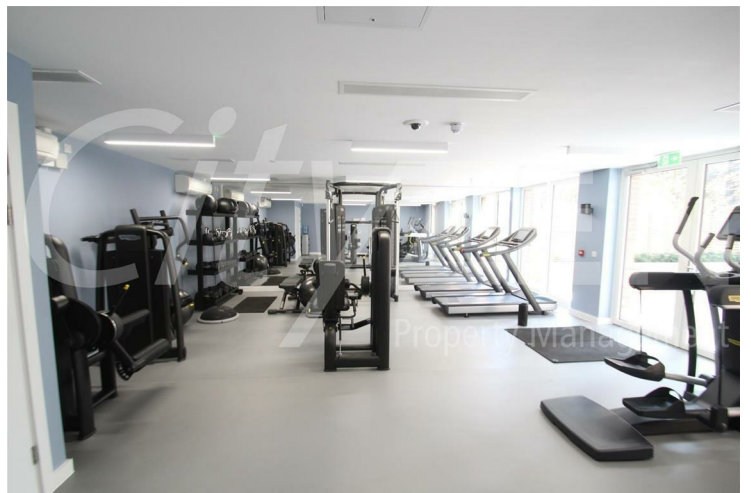
STUDIO SUITE



STUDIO SUITE



KITCHEN



GYM

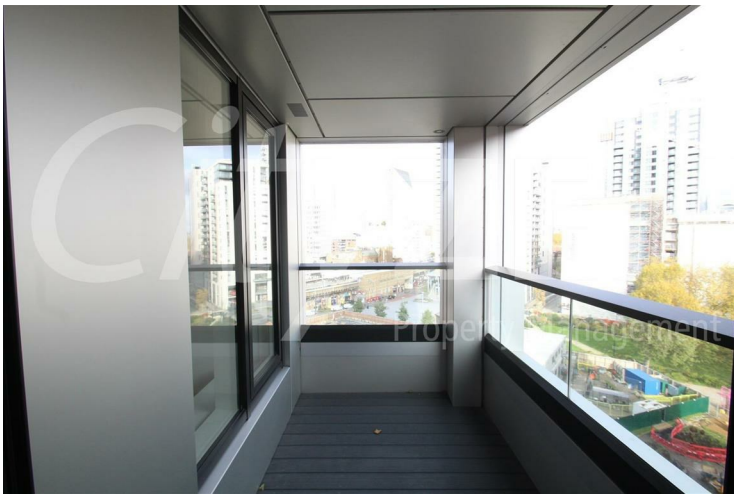
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**CINEMA**



**STUDIO SUITE**



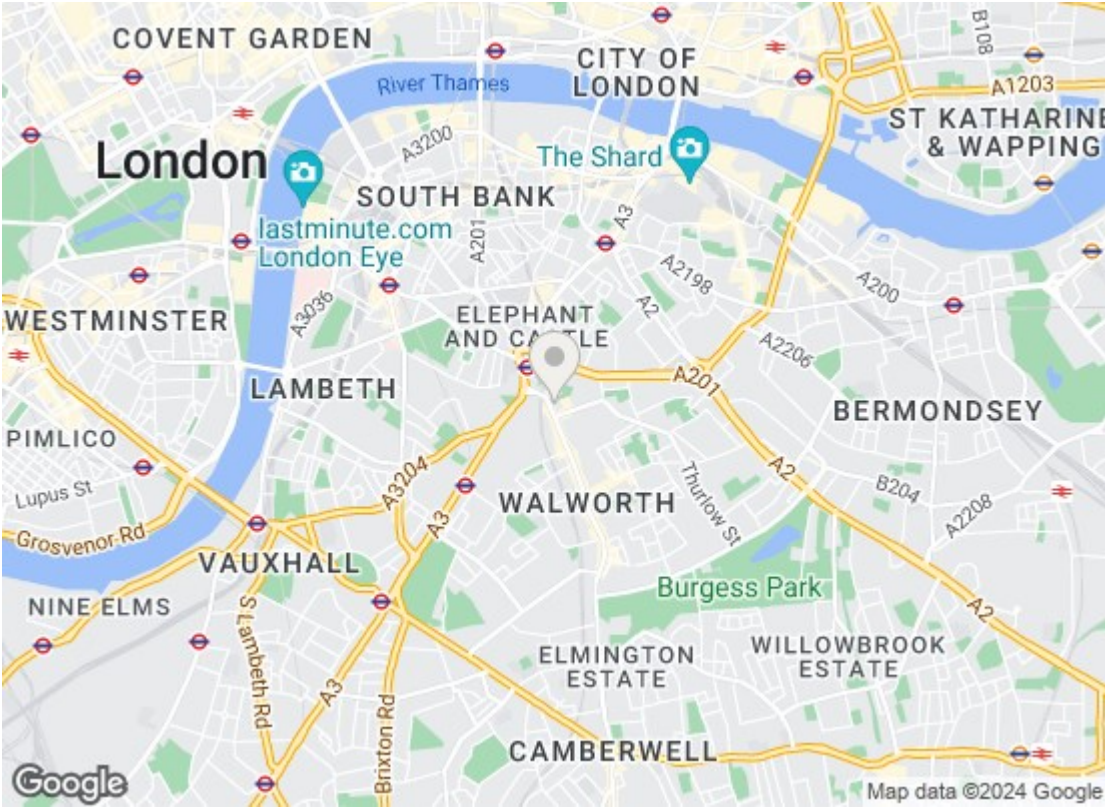
**BALCONY**



**HURLOCK HEIGHTS**



**STUDIO SUITE**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>	96	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.