



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

£425,000

8TH FLOOR STUDIO SUITE FOR SALE WITHIN HURLOCK HEIGHTS AT 'ONE THE ELEPHANT'

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.

GROUND RENT £400 PA / SERVICE CHARGE £3500 PA / LEASE 240 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

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



STUDIO SUITE



BATHROOM



STUDIO SUITE



STUDIO SUITE



KITCHEN



GYM

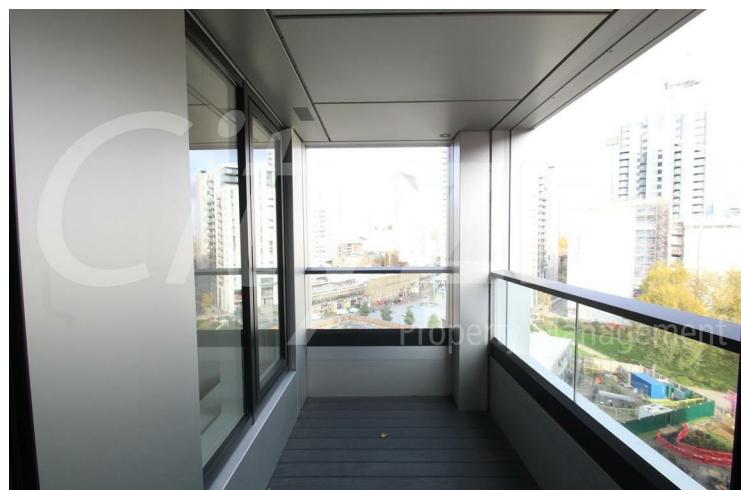
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CINEMA



STUDIO SUITE



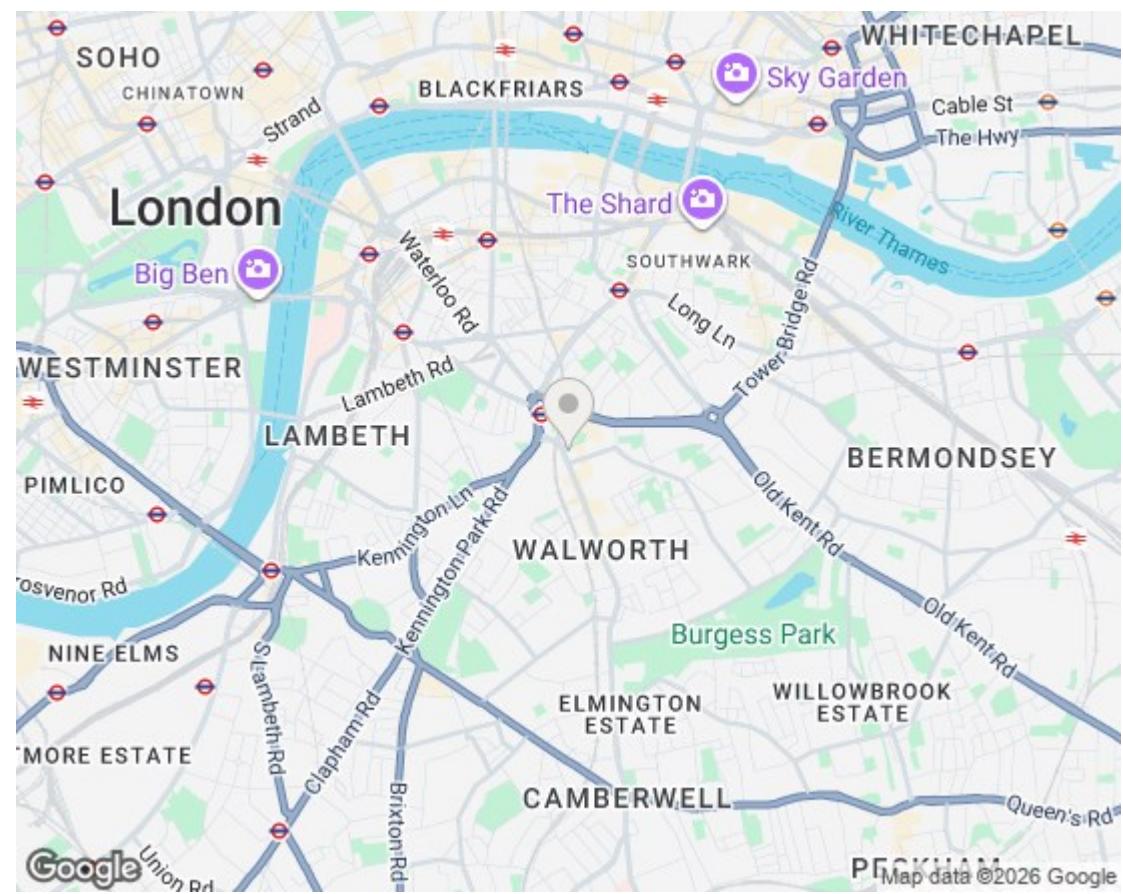
BALCONY



HURLOCK HEIGHTS



STUDIO SUITE



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

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.