



# Walworth Road

London, SE1

Offers in excess of  
£500,000

An exquisite one-bedroom flat situated on the 35th floor of the renowned Strata development, offering stunning East-facing views over London.

CHESTERTONS



# Walworth Road

London, SE1

- One Bedroom
- One Bathroom
- Open Plan Kitchen / Living Space
- Leasehold
- 35th Floor
- Stunning Views
- Concierge
- Lift
- Great Location
- Excellent Transport Links





One of the most spacious one-bedroom apartments in the iconic Strata building, located on the 35th floor of this sought-after contemporary development in Elephant and Castle.

The property has been meticulously finished to an exceptionally high standard, featuring premium fixtures and fittings throughout, including air conditioning. It boasts breath-taking east-facing views across London, covering The Shard, The City and Canary Wharf. Inside, you'll find a beautifully maintained apartment with a generous living room and bedroom, both offering spectacular vistas, as well as a sleek, modern bathroom.

Additional amenities include a 24-hour concierge service, CCTV security and cycle storage.

This apartment sits in the heart of the dynamic Elephant and Castle regeneration area. It enjoys proximity to the diverse amenities of Elephant Park and Walworth Road and also benefits from excellent transport links via the nearby Elephant and Castle underground and mainline stations, all within easy walking distance.

**Tenure:** Leasehold 110 years 9 months  
**Service Charge:** £4000 pa  
**Ground Rent:** £300 pa  
**Local Authority:** Southwark Council  
**Council Tax Band:** E

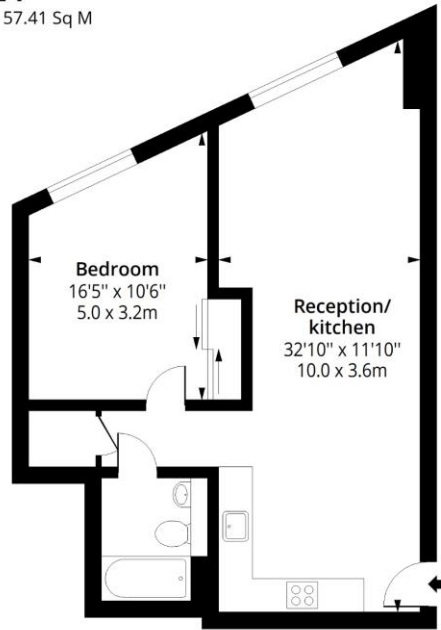
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Tower Bridge Sales*

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# Walworth Road, SE1

Approx. Gross Internal Area 618 Sq Ft - 57.41 Sq M



## Thirty Fifth Floor

Floor Area 618 Sq Ft - 57.41 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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