



# Belfield Mansions

35 Heygate Street, SE17

Offers in excess of £750,000

Stylish Two-Bedroom Flat with Private Balcony and Premium Amenities in the Heart of Elephant & Castle



# Belfield Mansions

35 Heygate Street, SE17

- Two Bedrooms
- Two Bathrooms
- Balcony
- Leasehold
- New Home
- Lift
- Concierge
- Great Location
- Excellent Transport Links





This contemporary two-bedroom flat, set on the fifth floor, offers spacious open-plan living with a large reception room and sleek kitchen, seamlessly leading to a private balcony overlooking the communal garden. Both bedrooms benefit from stylish bathrooms, including an en suite to the principle bedroom, providing the perfect balance of luxury and convenience.

Located just moments from the vibrant Elephant Park, this property offers easy access to a range of local shops, restaurants, and green spaces, with excellent transport links nearby, including bus routes and overground and underground stations. Residents also enjoy exclusive amenities such as a gym, a sky lounge with panoramic views, and 24-hour concierge services, making this an ideal home for those seeking both comfort and connectivity.

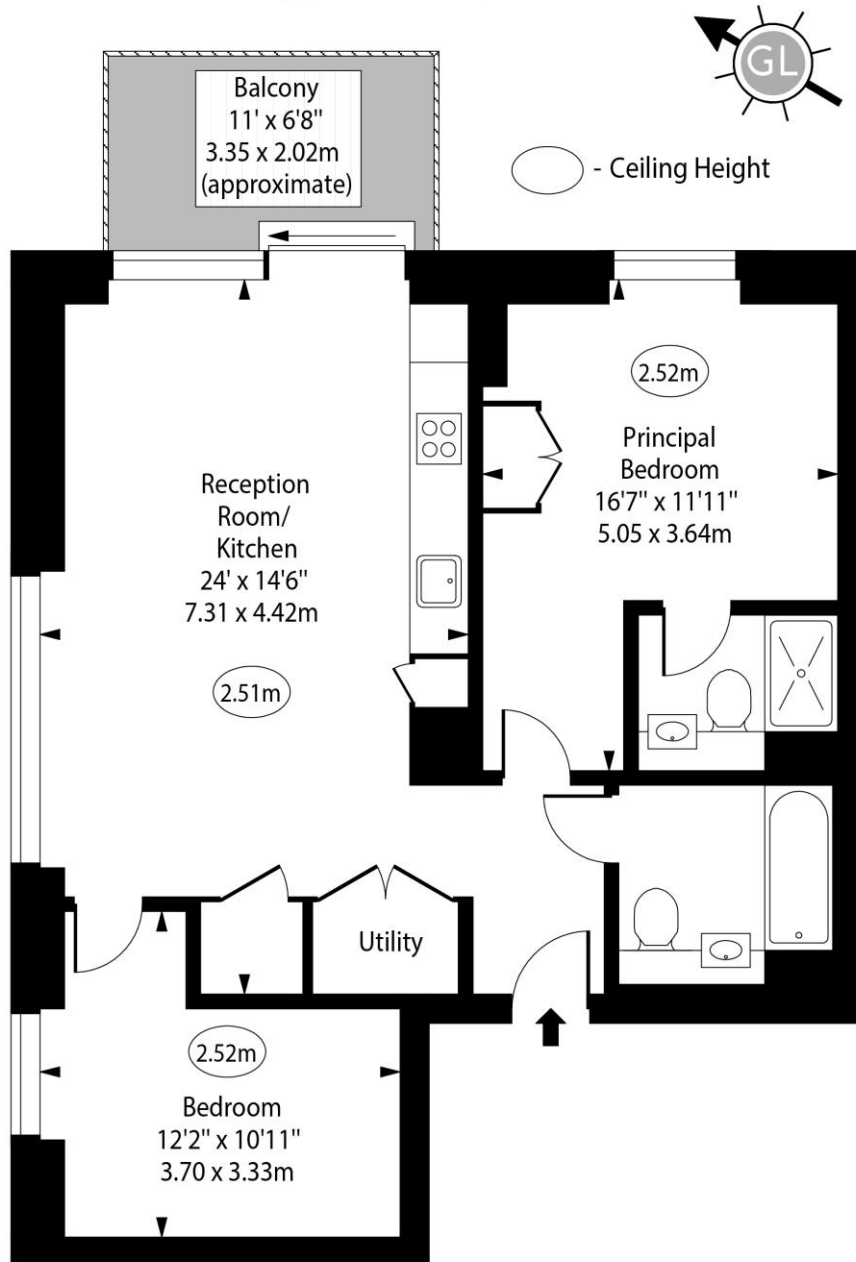
**Tenure:** Leasehold 246 years 11 months  
**Service Charge:** £5320 pa  
**Ground Rent:** £500 pa  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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# Belfield Mansions, Heygate Street, SE17



Fifth Floor

Approx Gross Internal Area 720 Sq Ft - 66.89 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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