

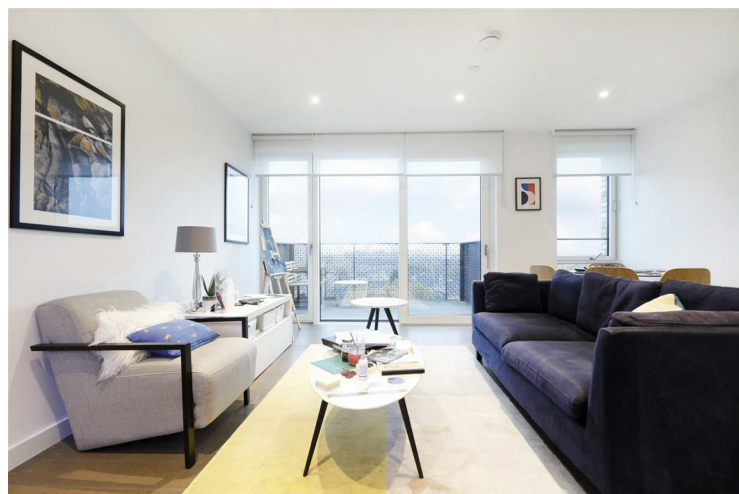


## Drake Apartments Heygate Street Southwark

**£625,000**  
**LEASEHOLD**

One bed in Drake Apartments, Elephant Park SE17. Features include an open plan reception room with wood flooring, and full height, south east facing glazing opening to large private balcony and a fitted kitchen with contemporary integrated appliances. A double bedroom with fitted wardrobe and a contemporary bathroom suite.

Forming part of the impressive 'Elephant Park' development, residents also benefit from a 24 hour concierge service, access to residents' lounge, communal gardens and a roof terrace. The development is located 5min walk from Elephant & Castle rail station, or 8min from the Underground, providing Underground and rail services for commutes towards the City and West End.

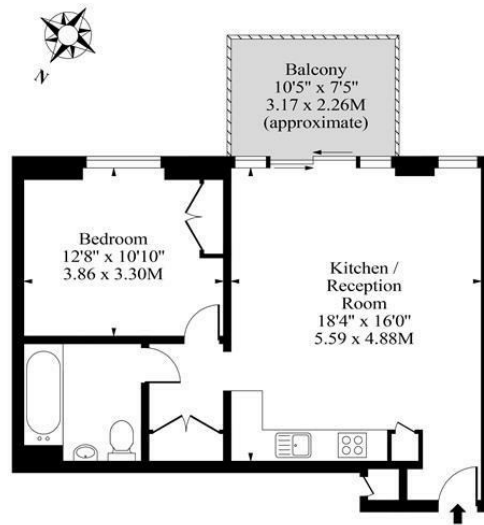


- One Bed Apartment • Superb Location • 24 Hour Concierge • Private Balcony • Garden & Roof Terrace • Council Tax Band D • Please Contact Us On Whatsapp - 07418371565





**Drake Apartments, Heygate Street, London, Southwark,  
Greater London, SE17**



Seventh Floor

Approx Gross Internal Area 561 Sq Ft - 52.12 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Borough Lettings  
230 Borough High Street  
London  
SE1 1JX

020 7015 1360  
enquiries@leonardleese.com  
www.leonardleese.com

