



Hurlock Heights, Elephant Park, Deacon Street, Elephant & Castle, SE17

Asking price **£465,000** | Leasehold



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Studio



1 Bathroom



1 Reception



Balcony



Gymnasium



Secure Cycle Storage



Local Amenities



24-Hour Concierge



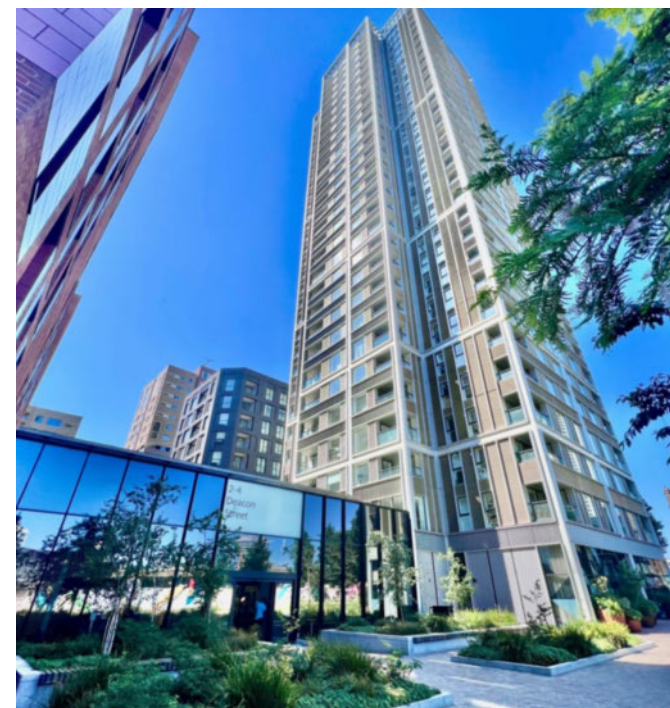
0.2 MI Elephant & Castle

A delightful studio apartment set within the fantastic Hurlock Heights in Elephant Park SE17. Comprising a bright and airy living / dining area with full length windows, recessed lighting, a bespoke modern fitted kitchen with integrated appliances and art-deco styled splashbacks, wood flooring. The sleeping area has a fitted wardrobe and is served by stylish contemporary bathroom. Additional 44 sq ft of West-facing balcony space.

Residents benefit from an array of facilities on-site which include a gymnasium, communal gardens, secure cycle storage and a 24-hour concierge

service. There are several amenities located nearby including bars, cafés, restaurants and soon, a brand new 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, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links.



Tenure: Leasehold (245 years remaining)

Local Authority: Southwark Council

Ground Rent: £300 p.a.

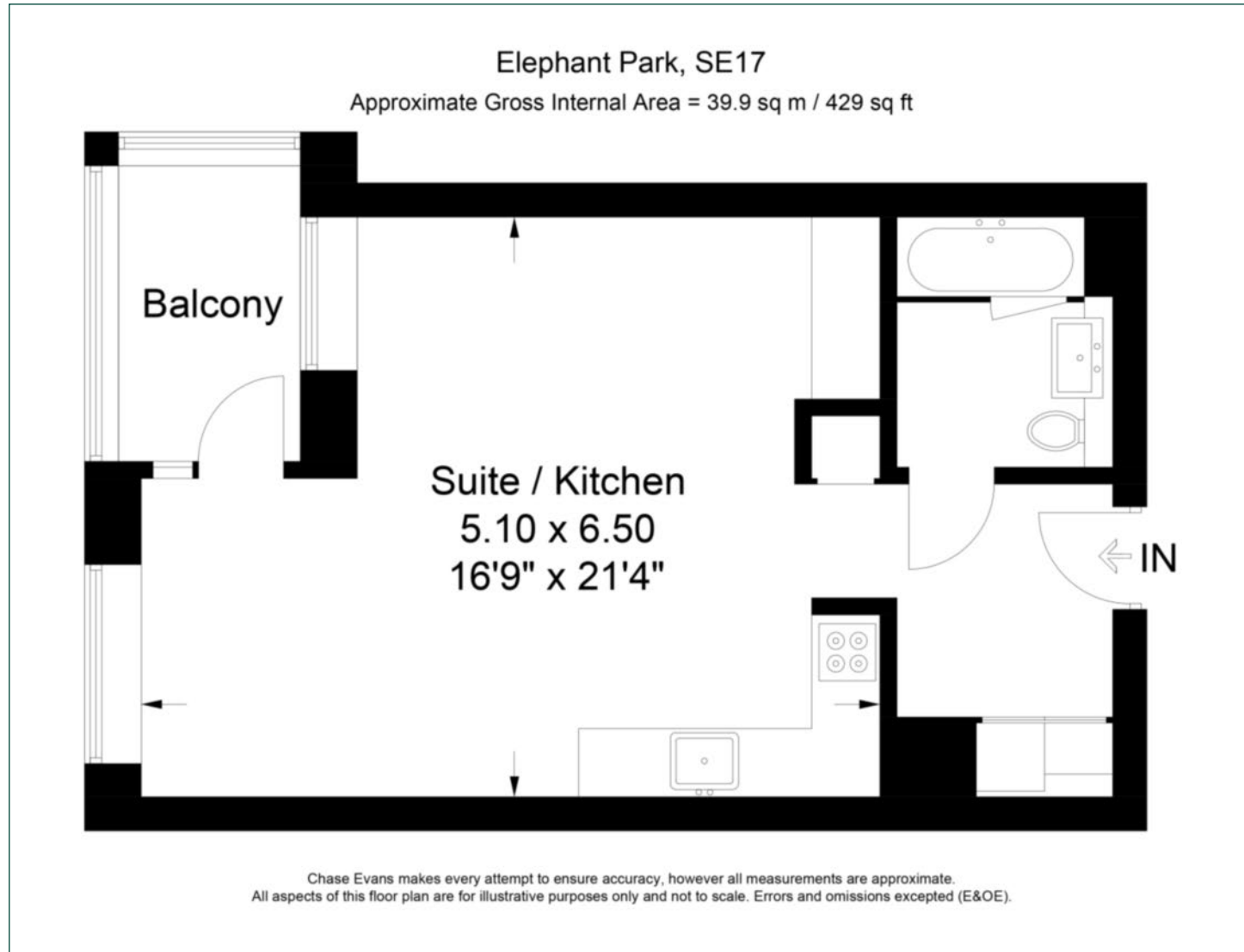
Council Tax Band: D

Service Charge: £2,850 p.a.

EPC: B

Floorplan

429 sq ft | 39.9 sq m



Elephant & Castle

One The Elephant, 5 St Gabriel Walk, London, SE1 6FA

Sales

020 3869 2898 | eandc.sales@chaseevans.co.uk

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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