



Rutherford Heights, Rodney Road, Elephant & Castle, SE17

OIEO **£700,000** | Leasehold



Rutherford Heights, Rodney Road, Elephant & Castle, SE17



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



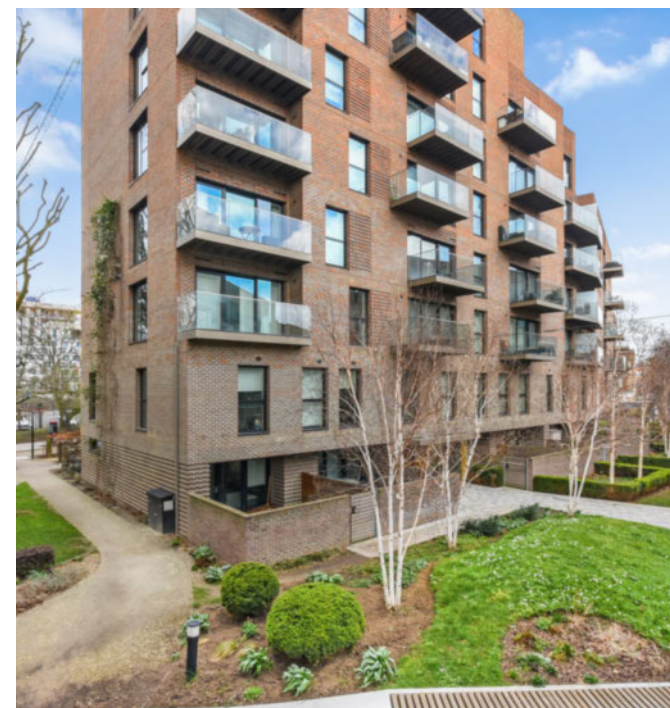
0.3 MI Elephant & Castle

Large two bedroom, two bathroom, dual aspect property with balcony set within this desirable SE17 development, Trafalgar Place.

Comprising a large balcony with north-easterly views, open plan living room, wood flooring, floor to ceiling glazing, fully integrated stylish kitchen with high quality appliances, recessed lighting, master bedroom with built-in storage and ensuite, further modern bathroom, and under floor heating throughout.

There are several on-site facilities that include 24-hour concierge services, communal roof terrace and cycle storage. Local amenities can be easily found close to the development and include several shops, bars and restaurants.

The development is located a short distance from Elephant and Castle station, which provides Underground and rail services. Residents will appreciate being a close to valuable transport link for commutes to London Bridge, Old Street and other key destinations located across the Capital.



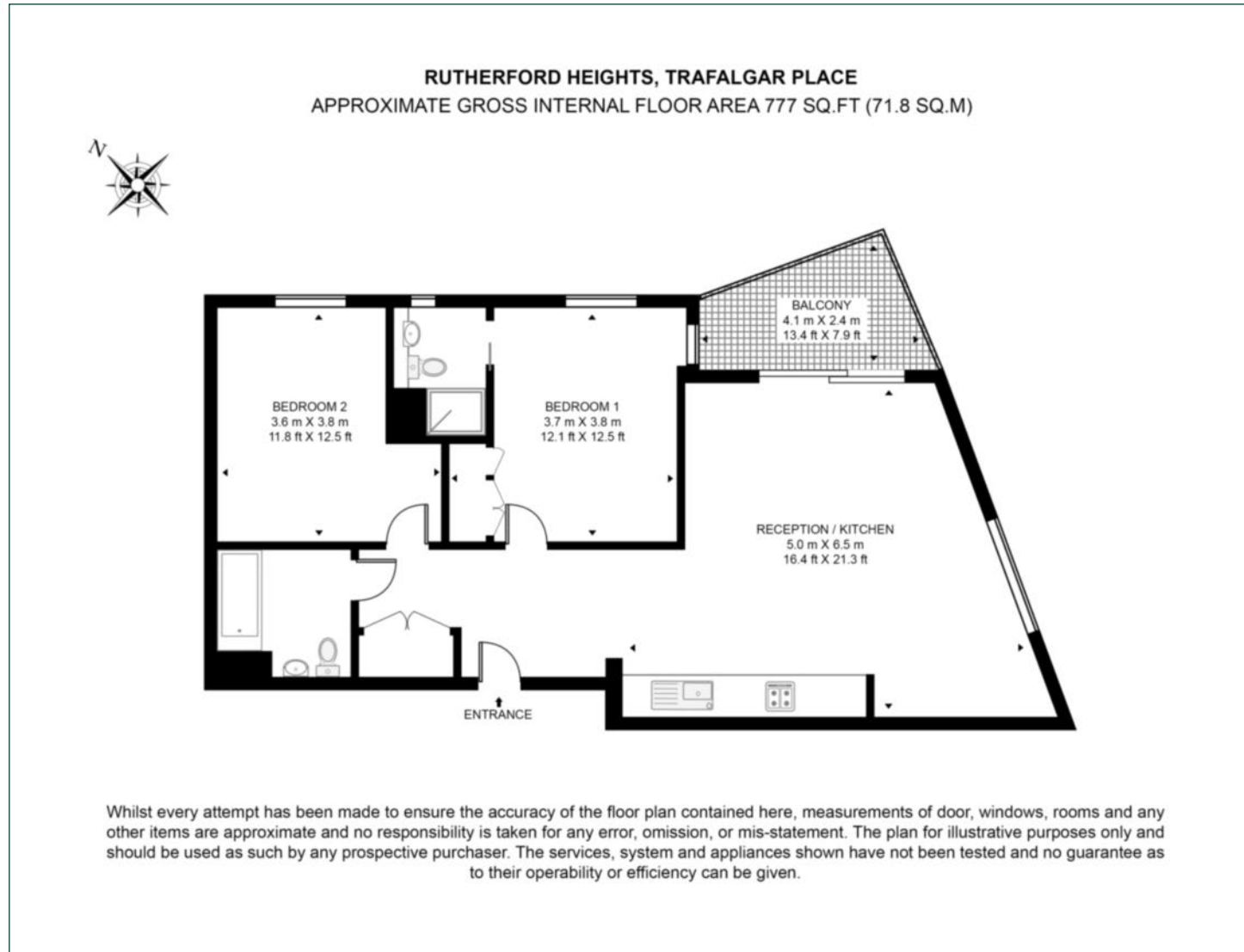
Tenure: Leasehold (242 years remaining) **Local Authority:** Elephant & Castle

Ground Rent: £375 p.a. **Council Tax Band:** E

Service Charge: £3,486.91 **EPC:** B

Floorplan

777 sq ft | 71.8 sq m



Elephant & Castle

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

Sales

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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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