



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

Asking price **£799,950** | Leasehold



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2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Secure Cycle Storage



Local Amenities



24-Hour Concierge



0.2 MI Elephant & Castle

Impressive two bedrooms, two bathroom property with a balcony in Hurlock Heights - part of the ever-popular Elephant Park development in SE17. Light and spacious, the open plan kitchen / living area extends on to a covered balcony with impressive area views and features floor-to-ceiling glazing, wood flooring and underfloor heating. This streamlined kitchen is fully integrated with sleek gloss panelling and modern, fully integrated Bosch appliances. The master bedroom has an ensuite shower room and features a walk-in wardrobe. There is a further double bedroom and a full-size family bathroom.

Residents benefit from 24-hour concierge services, gymnasium, access to residents' lounge, communal

gardens and a roof terrace. A new, beautifully landscaped and maintained 0.4 hectares of green space nearby features mature trees, play trails and a lively performance area. It offers an oasis in the middle of Elephant & Castle, an ideal place to relax and enjoy expertly curated open-air events.

The apartment is located a short distance from the centre of Elephant and Castle which has an excellent variety of high street shops and restaurants. London College of Communication is also nearby, a 10-minute walk away. The development is close to Elephant and Castle National Rail and Underground stations, providing the Thameslink, Southeastern, Bakerloo and Northern Line services.

Tenure: Leasehold (246 years remaining)

Local Authority: Southwark Council

Ground Rent: £500 p.a.

Council Tax Band: E

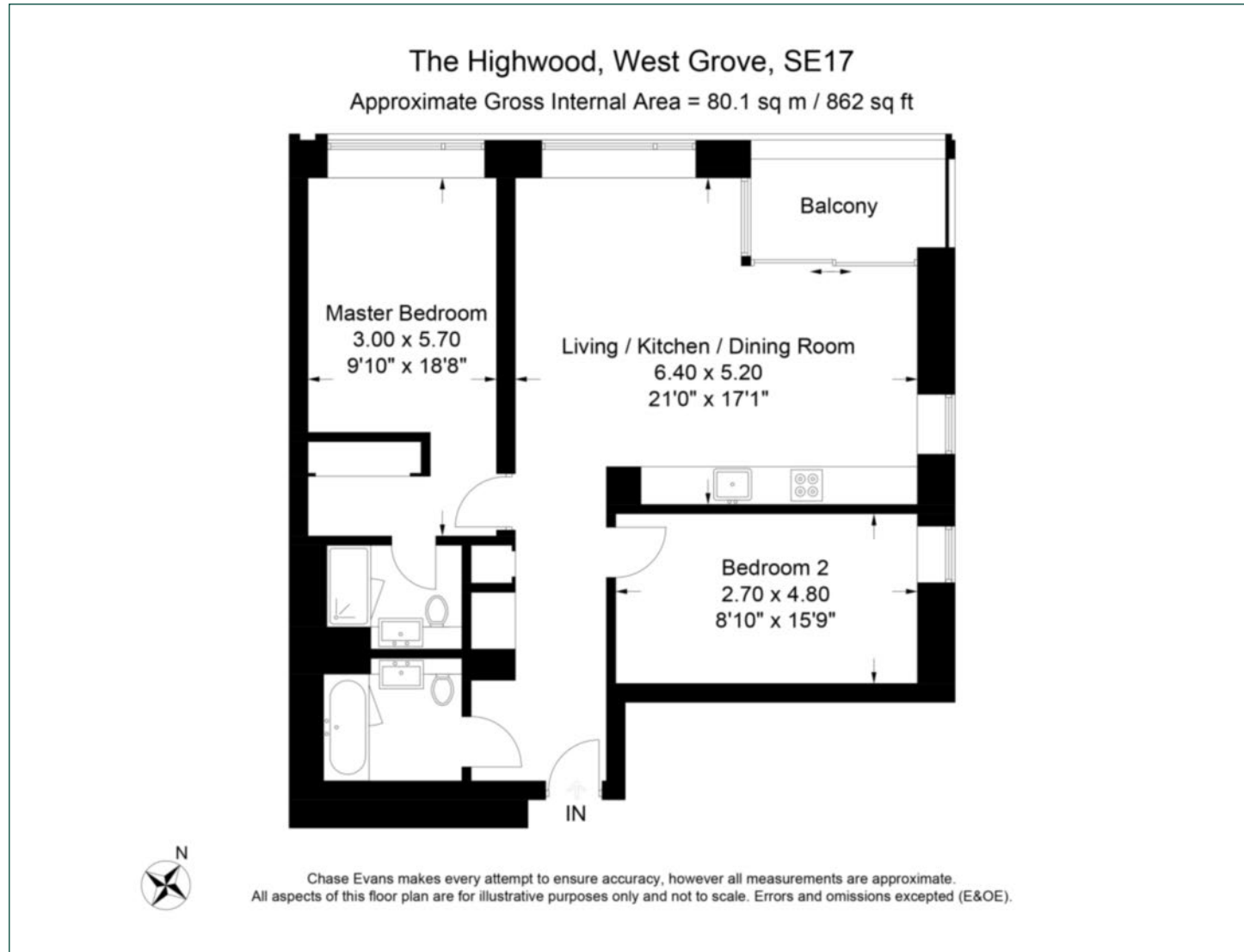
Service Charge: £6,461.02 p.a. (2022-23)

EPC: B



Floorplan

862 sq ft | 80.1 sq m



Elephant & Castle

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

Sales

020 3869 2898 | eandc.sales@chaseevans.com

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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