



## Tarling House, Elephant Park, Walworth Square, Elephant & Castle, SE17

Asking price **£725,000** | Leasehold



# Tarling House, Elephant Park, Walworth Square, Elephant & Castle, SE17



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Gymnasium



Secure Cycle Storage



Local Amenities



24-Hour Concierge



Luxury two bedroom, two bathroom property set within Tarling House, part of the impressive Elephant Park SE17. Accommodation spans 790 sq ft and includes an spacious open plan living area, a modern fitted kitchen with integrated appliances and floor-to-ceiling windows that open to a generous balcony. Features include wood flooring, recessed lighting, inviting master bedroom with fitted storage with en suite, a large second bedroom and stylish bathroom.

Residents benefit from an array of facilities which will include a gymnasium, communal gardens,

secure cycle storage and a 24-hour concierge service. There are several amenities located nearby including bars, cafés, restaurants. 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 a plethora of transport links.

**Tenure:** Leasehold (245 years remaining)

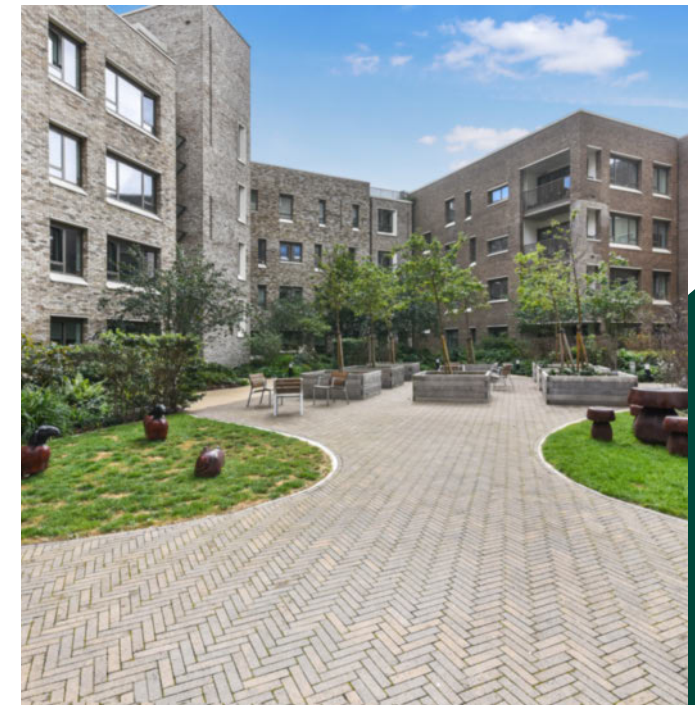
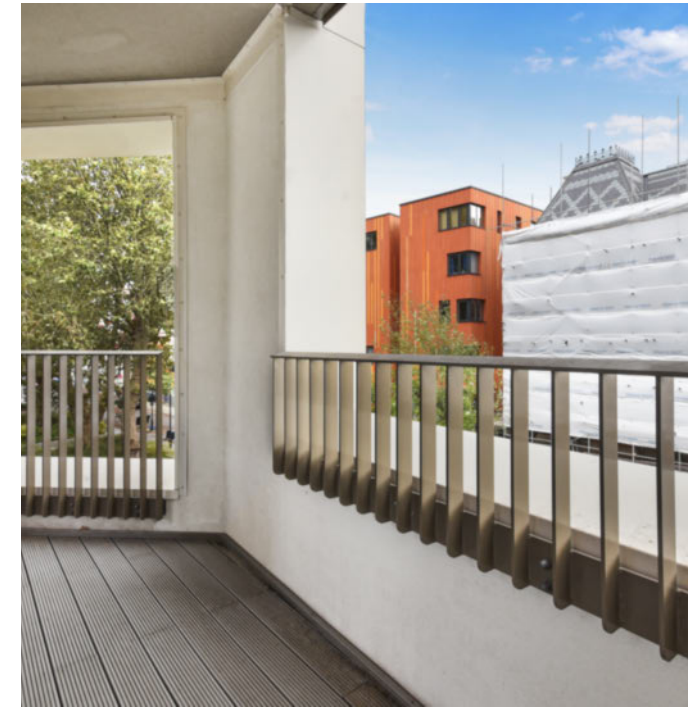
**Local Authority:** Southwark Council

**Ground Rent:** £500 p.a.

**Council Tax Band:** D

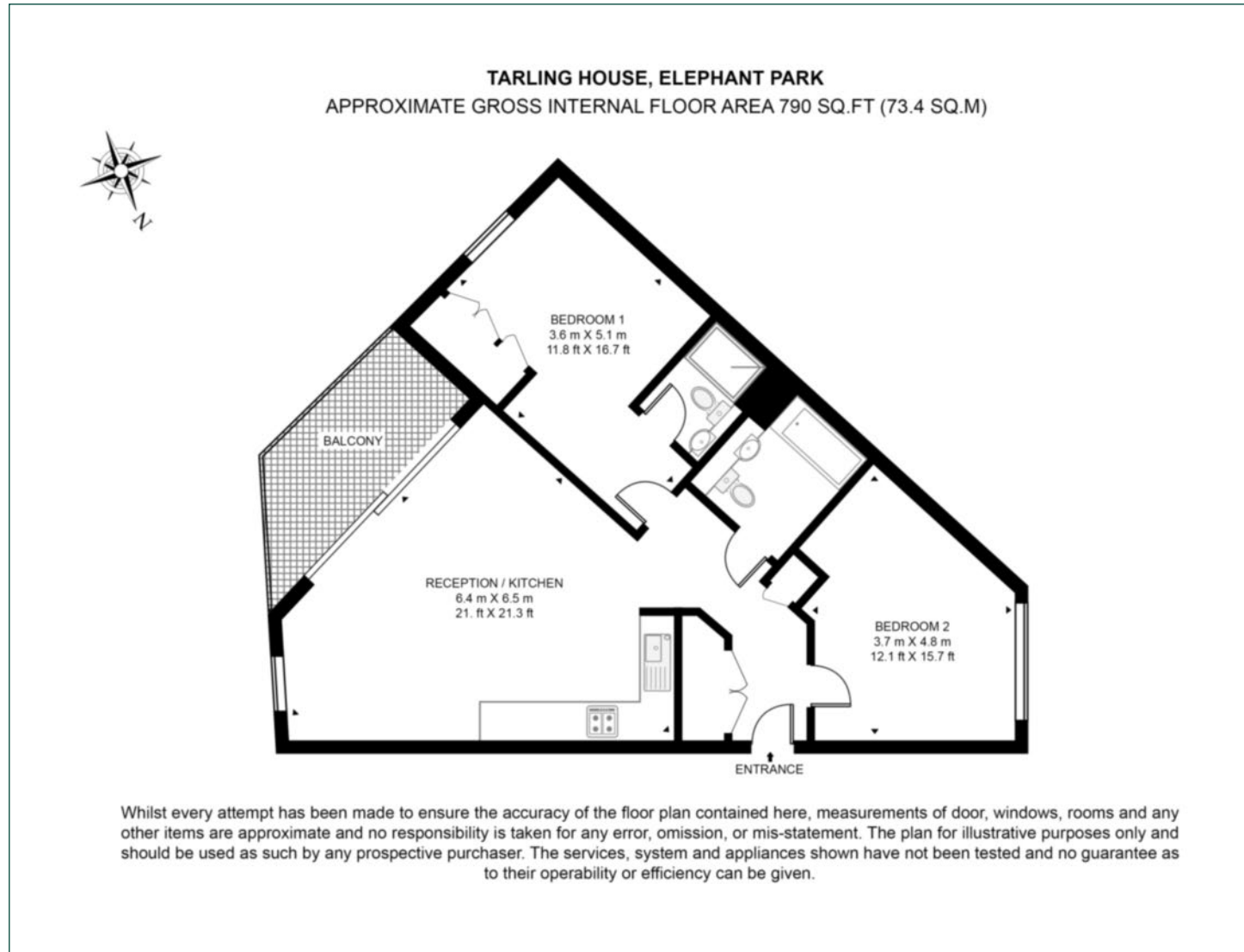
**Service Charge:** £3,059 biannually

**EPC:** B



# Floorplan

790 sq ft | 73.4 sq m



## Elephant & Castle

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

## Sales

020 3869 2898 | [eandc.sales@chaseevans.com](mailto: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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