



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

Asking price **£720,000** | 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



0.3 MI Elephant & Castle

Luxury two bedroom, two bathroom property set within Tarling House, a part of the impressive Elephant Park SE17. Accommodation spans 790 sq ft, including a 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 a concierge service, secure bicycle storage, communal gardens and a gym.

There are also several amenities located nearby including bars, cafés and restaurants. The development is located close to Elephant & Castle National Rail and Underground stations, serviced by Thameslink, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links, for commutes towards the City and West End.

**Tenure:** Leasehold (245 years remaining) **Local Authority:** Southwark

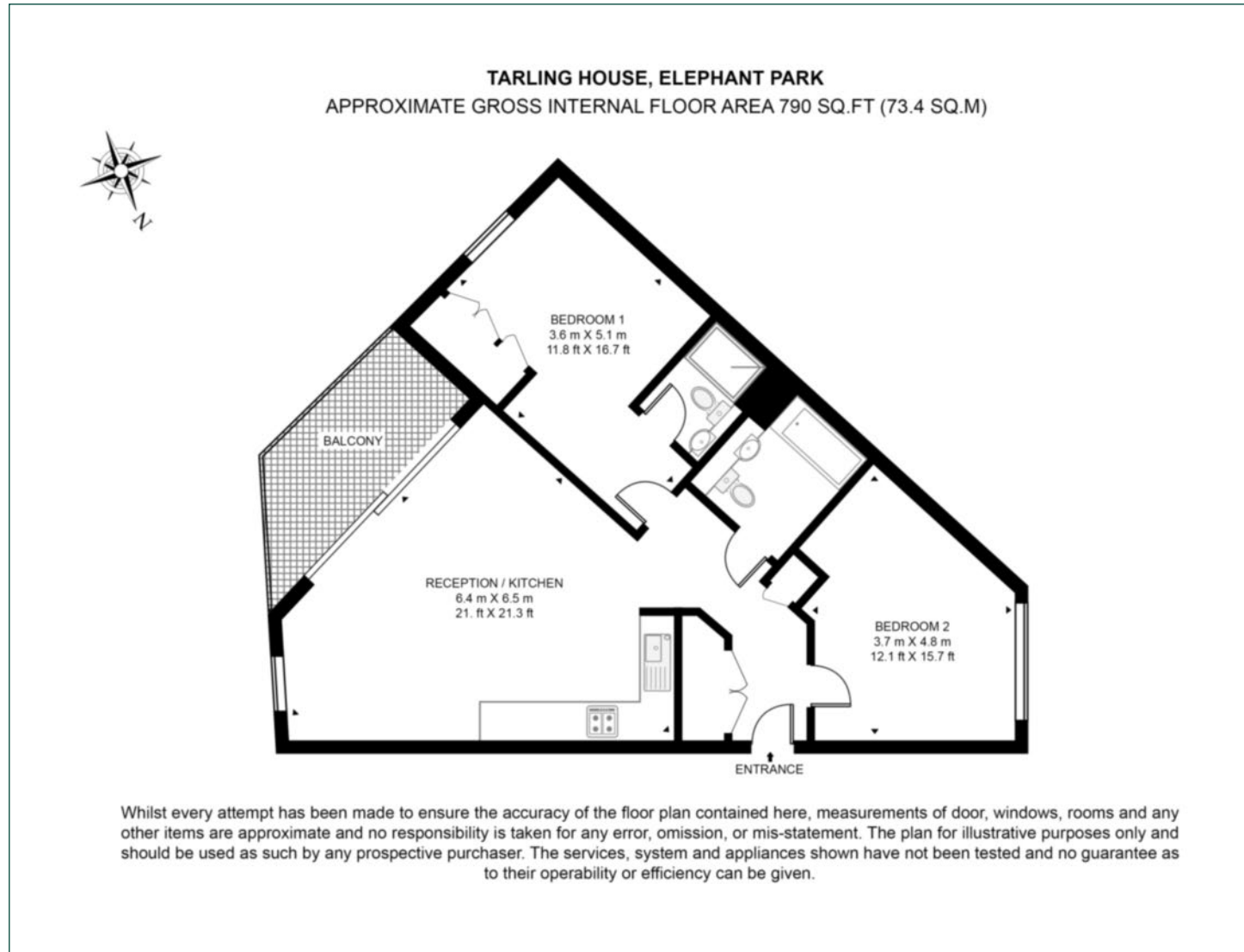
**Ground Rent:** £500 p.a. **Council Tax Band:** D

**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

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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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