












## Ferraro House, Walworth Road, Elephant & Castle, SE17

Asking price **£525,000** | Leasehold





# Ferraro House, Walworth Road, Elephant & Castle, SE17

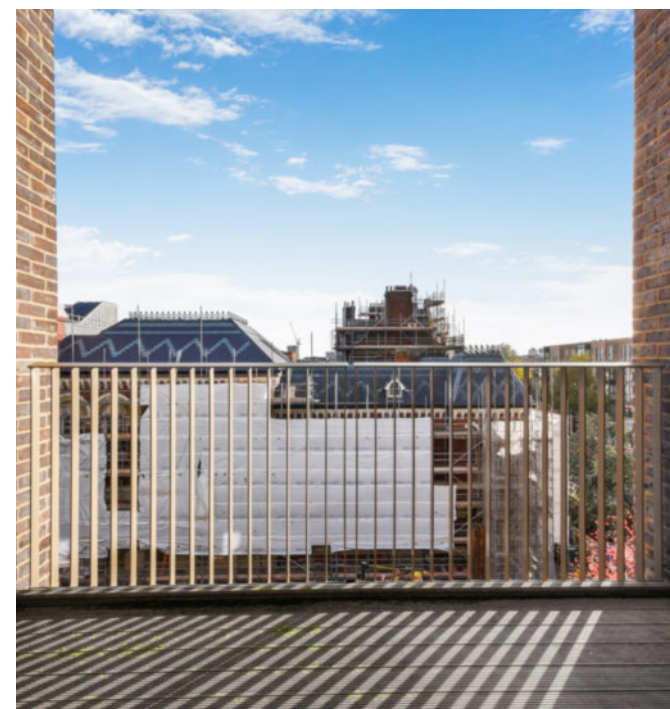
-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Cycle Storage
-  24-Hour Concierge
-  Gymnasium
-  Communal Roof Terrace
-  0.2 MI Elephant & Castle

Simply stunning, third floor, south-facing one bedroom apartment with a private balcony in the popular Elephant Park development located in Elephant and Castle. The spacious open-plan interior design comprises a modern fitted kitchen with integrated appliances, wood-type flooring, floor to ceiling glazing, recessed lighting, an open-plan living room, a generous double bedroom and a stylish bathroom.

Ferraro House forms part of West Grove - Lend Lease's newest phase of the landmark Elephant Park scheme in the heart of Elephant & Castle.

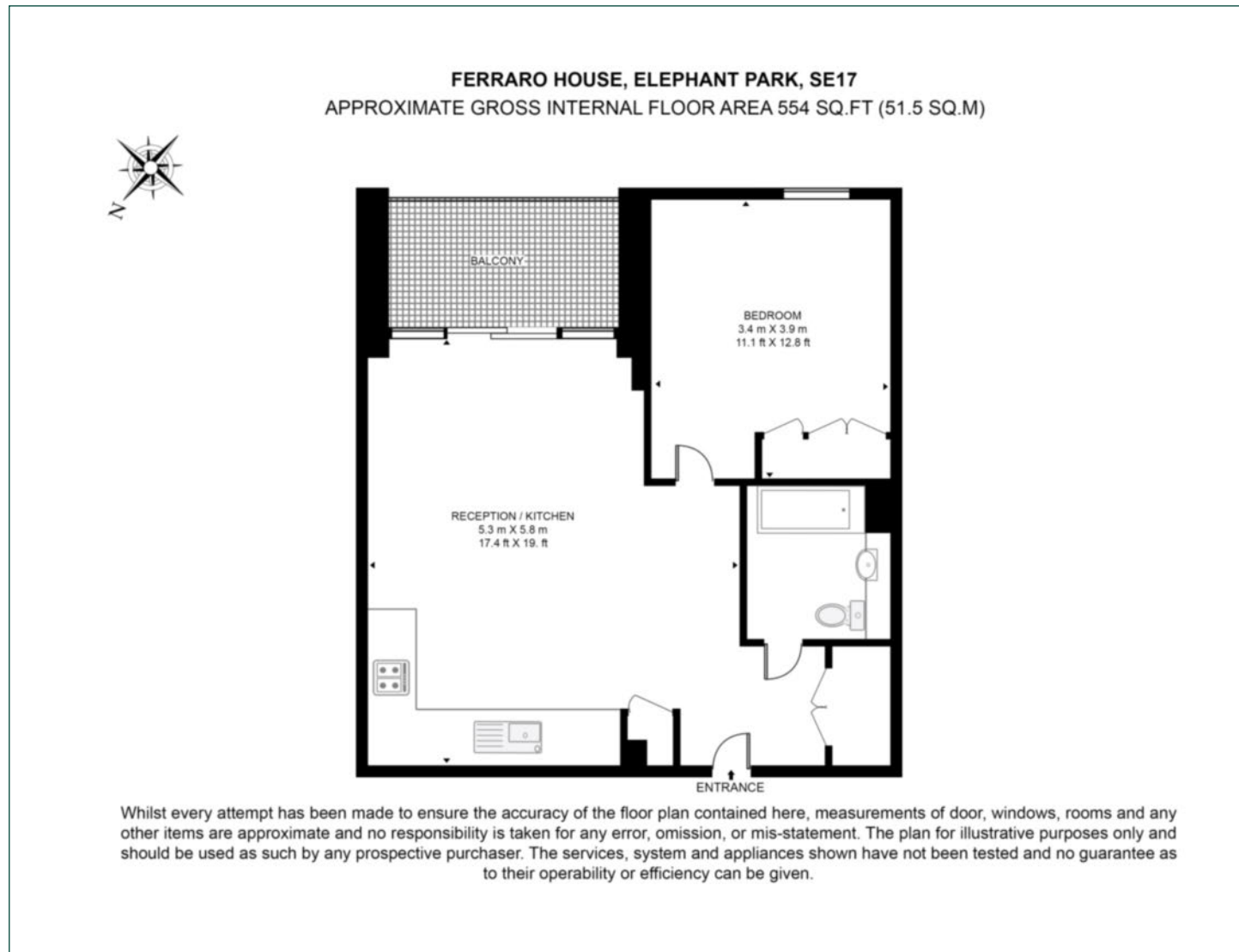
The development provides unfettered access to a residents gym, secure communal gardens, 24-hour concierge, communal residents room, communal roof terrace and a cycle storage facility. West Grove is perfectly located for Elephant & Castle station providing transport links to the City, the West End and beyond with a range of local bus routes, the tube and National Rail services.

<b>Tenure:</b>	Leasehold (245 years remaining)	<b>Local Authority:</b>	Southwark Council
<b>Ground Rent:</b>	£400 p.a.	<b>Council Tax Band:</b>	D
<b>Service Charge:</b>	Circa £3084 p.a.	<b>EPC:</b>	C



# Floorplan

554 sq ft | 51.5 sq m



## Elephant & Castle

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

## Sales

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