



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

Asking price **£860,000** | Leasehold



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2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



0.2 MI Elephant & Castle

This superb two bedroom, two bathroom apartment set within the prestigious Elephant Park development offering 24-hour concierge, Gym facilities and a Cinema room, positioned 3 mins walk away from Elephant & Castle Station (Northern, Bakerloo Line, Southern Railway, Thameslink), and a myriad of Bus Stops (25+ different buses) offering amazing access to the City, West End (both 4 mins away), Canary Wharf (20 mins) and Westfield White City (30 mins).

The duo-aspect apartment boasts stunning south and west facing views of the West End from the

large balcony, providing bright living accommodation. This spacious property consists of an open plan kitchen / reception with dual light from the corner positioning of the apartment, two double bedrooms with a stylish en-suite and walk-in closet to the master bedroom, as well as a family bathroom. Offered new and previously unoccupied with a high spec finish throughout. Ultra-fast 1Gbps internet, washer dryer, floor to ceiling windows and under-floor heating throughout. A fantastic opportunity to live in one of the most sought after developments in Zone 1.

Tenure:	Leasehold (241 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£500 p.a.	Council Tax Band:	E
Service Charge:	£5,075.64 p.a.	EPC:	B



Floorplan

845 sq ft | 78.5 sq m



HURLOCK HEIGHTS, ELEPHANT PARK, SE17
APPROXIMATE GROSS INTERNAL FLOOR AREA 845 SQ.FT (78.5 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Elephant & Castle

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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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