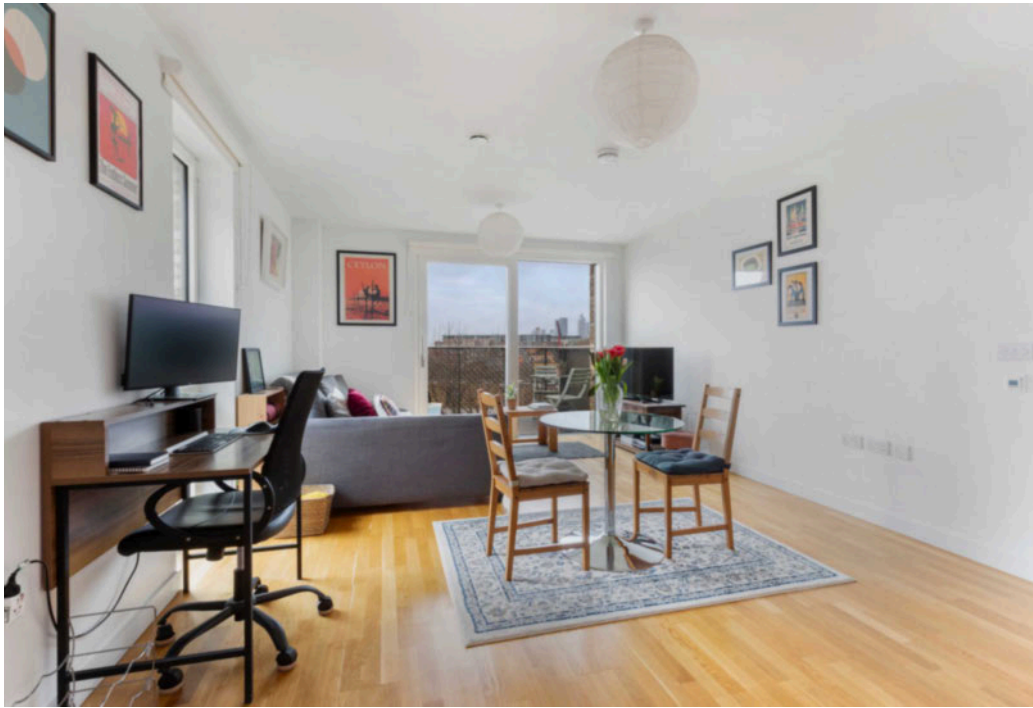


Arum House, Elephant Park, Rodney Road, Elephant & Castle, SE17

Asking price **£525,000** | Leasehold



Arum House, Elephant Park, Rodney Road, Elephant & Castle, SE17



1 Bedroom



1 Bathroom



1 Reception



Balcony



Communal Garden



Local Amenities



24-Hour Concierge



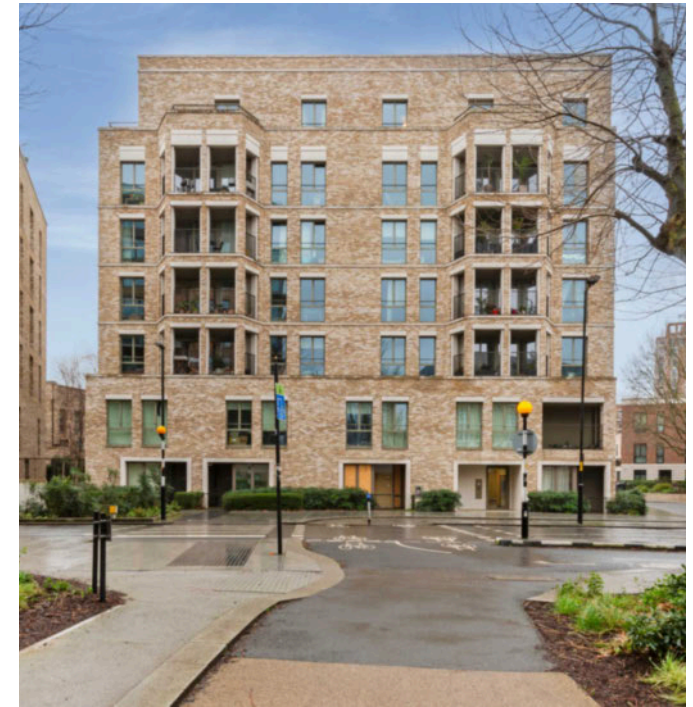
0.5 MI Elephant & Castle

A bright and airy, one bedroom double aspect property set within Arum House, forming part of South Gardens at Elephant Park. The spacious accommodation spans over 600 sq ft and includes a large open-plan kitchen and living area, preferred south-west aspects, wood flooring, floor to ceiling glazing, high ceilings, good sized balcony, spacious main double bedroom benefitting from built-in storage cupboards, modern bathroom with smart fixtures and fittings.

Residents will also have access to a 24-hour concierge service, secure cycle storage, communal garden, café, crèche, residents' projector room and a rooftop space

for relaxing, gymnasium at South Gardens. There are a plethora of amenities located nearby, including restaurants, cafés and a brand new Elephant and Castle Shopping Centre coming in 2025.

The development is located a short walk from Elephant & 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 up a plethora of transport links. Via Northern Line services Liverpool Street is just a 12min commute away.



Tenure: Leasehold (241 years remaining)

Local Authority: Southwark Council

Ground Rent: £300 p.a.

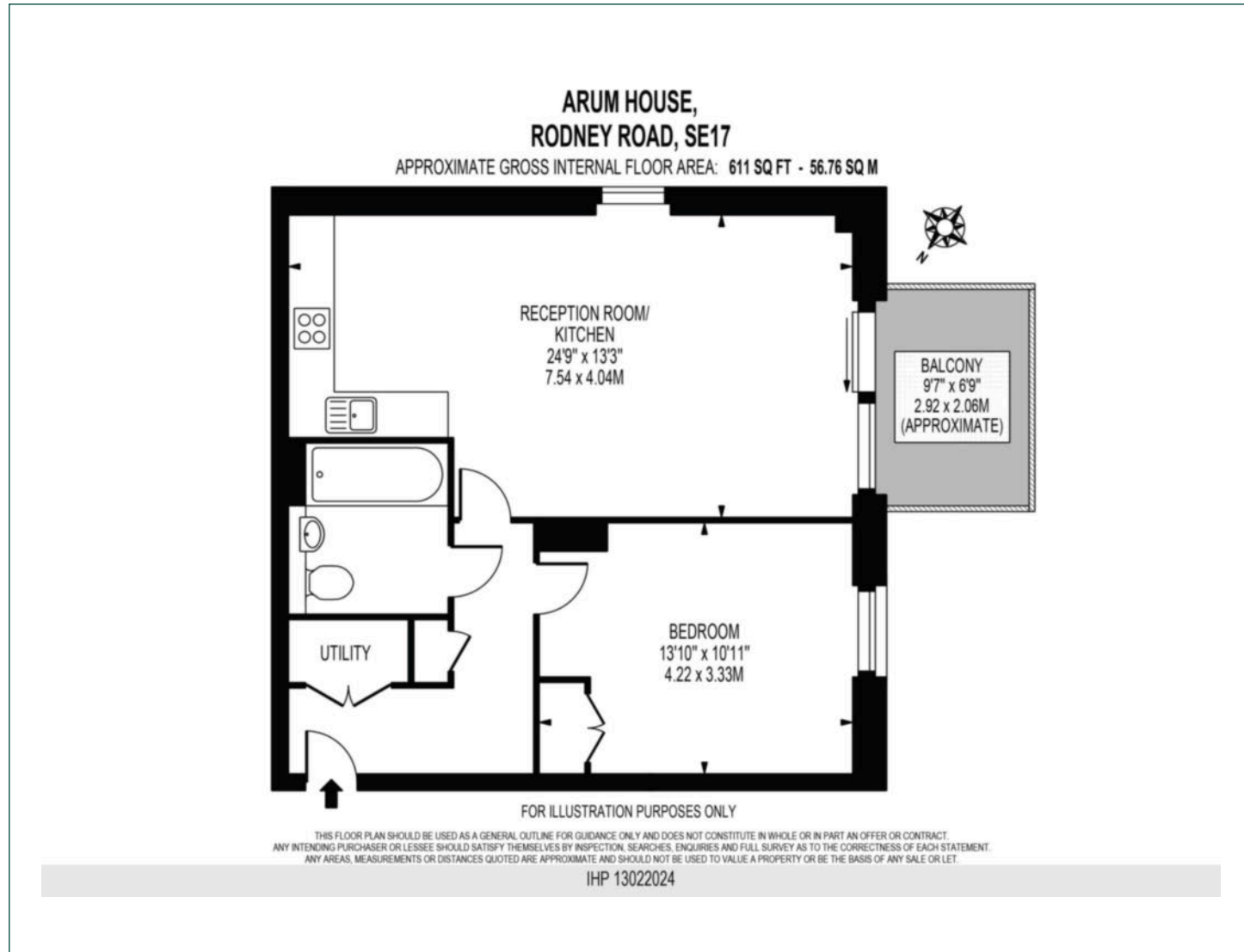
Council Tax Band: D

Service Charge: £4,716.92 p.a.

EPC: B

Floorplan

611 sq ft | 56.76 sq m



Elephant & Castle

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

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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