












Hurlock Heights, Elephant Park, Elephant & Castle, SE17

Asking price **£1,450,000** | Leasehold



Hurlock Heights, Elephant Park, Elephant & Castle, SE17

-  3 Bedrooms
-  3 Bathrooms
-  1 Reception
-  Two Balconies
-  24-Hour Concierge
-  Communal Gardens
-  Gymnasium
-  Secure Cycle Storage
-  0.2 MI Elephant & Castle

Luxury three bedroom property with two balconies in Hurlock Heights, Elephant Park SE17. Comprising a bright dual aspect living area with full height windows, a bespoke modern fitted kitchen with integrated appliances, two balconies, two large double bedrooms with fitted wardrobes, a third good-sized bedroom, a stylish bathroom suite and en suite. The property has air conditioning throughout, recessed lighting and wood flooring.

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

gardening or relaxing. There are a plethora of amenities located nearby One The Elephant including restaurants, cafés and a brand new Elephant and Castle Shopping Centre coming in 2025.

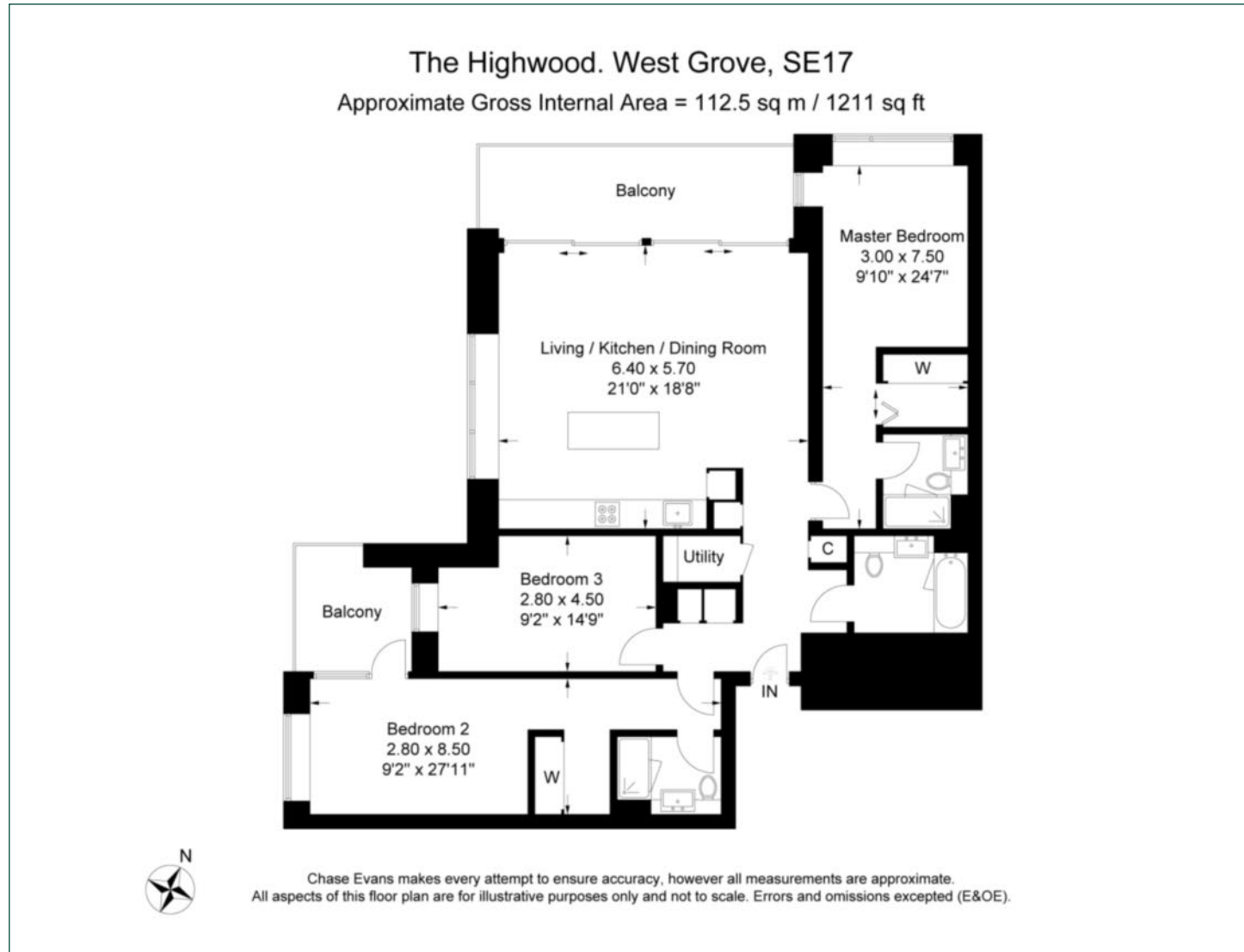
The development is located half a mile (or around a 10min walk) from Elephant & Castle National Rail and Underground stations, providing Underground and Rail services for commutes towards the City and West End. The property is serviced by Thameslink, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links. Via Northern Line services Liverpool Street is just a 12min commute away.

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|------------------------|---------------------------------|--------------------------|-------------------|
| Tenure: | Leasehold (245 years remaining) | Local Authority: | Southwark Council |
| Ground Rent: | £600 p.a. | Council Tax Band: | F |
| Service Charge: | £10,498.02 p.a. | EPC: | B |



Floorplan

1,211 sq ft | 112.5 sq m



Elephant & Castle

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

Sales

020 3869 2888 | 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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