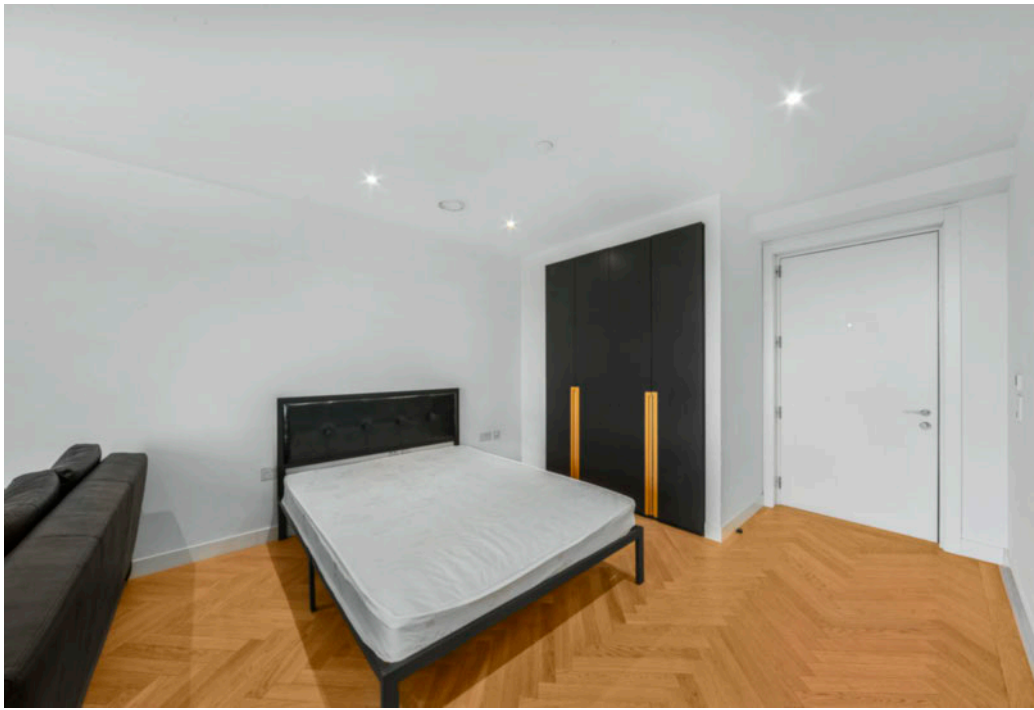
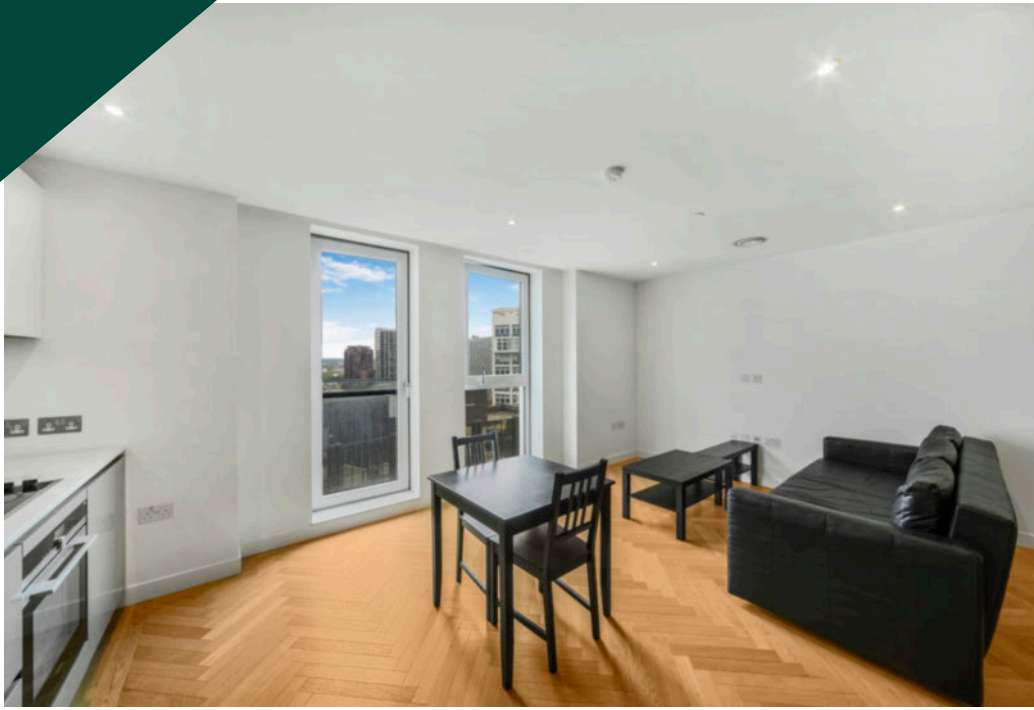











Two Fifty One, Southwark Bridge Road, Southwark SE1

Asking price **£450,000** | Leasehold



Two Fifty One, Southwark Bridge Road, Southwark SE1

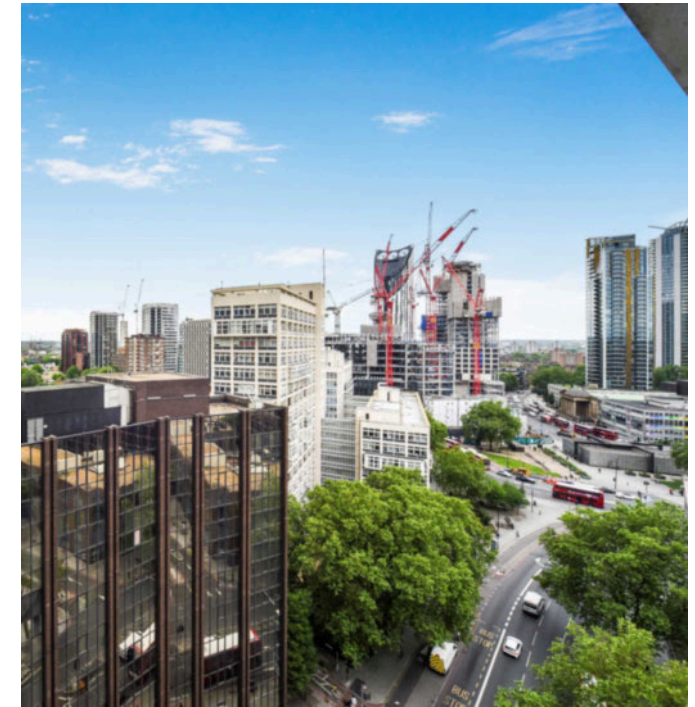
-  Studio
-  1 Bathroom
-  1 Reception
-  Residents' Gym
-  Screening Room
-  Communal Gardens
-  24-Hour Concierge
-  Local Amenities
-  0.2 MI Elephant & Castle

Stunning studio apartment in the iconic Two Fifty One development, a 41-storey residential tower in the heart of Southwark SE1. Spans over 438 sq ft, the property includes an inviting living/sleeping area, featuring fitted kitchen with fully integrated appliances, wood flooring, full length glazing, recessed lighting, fitted storage and a stylish bathroom suite.

Two Fifty One offers residents access to 24-hour concierge, a function room, gym, 11-seat private cinema, landscaped communal gardens and a private lounge.

There are a multitude of local amenities nearby including cafes, pubs, shops and restaurants. Newington Gardens and Dickens Fields offer nearby green spaces. The development is located near Elephant and Castle and Southwark Underground stations, providing valuable transport links for commutes towards the West End and the City.

Tenure:	Leasehold (993 years remaining)	Local Authority:	Southwark
Ground Rent:	£300 p.a.	Council Tax Band:	D
Service Charge:	£2,000 p.a.	EPC:	B

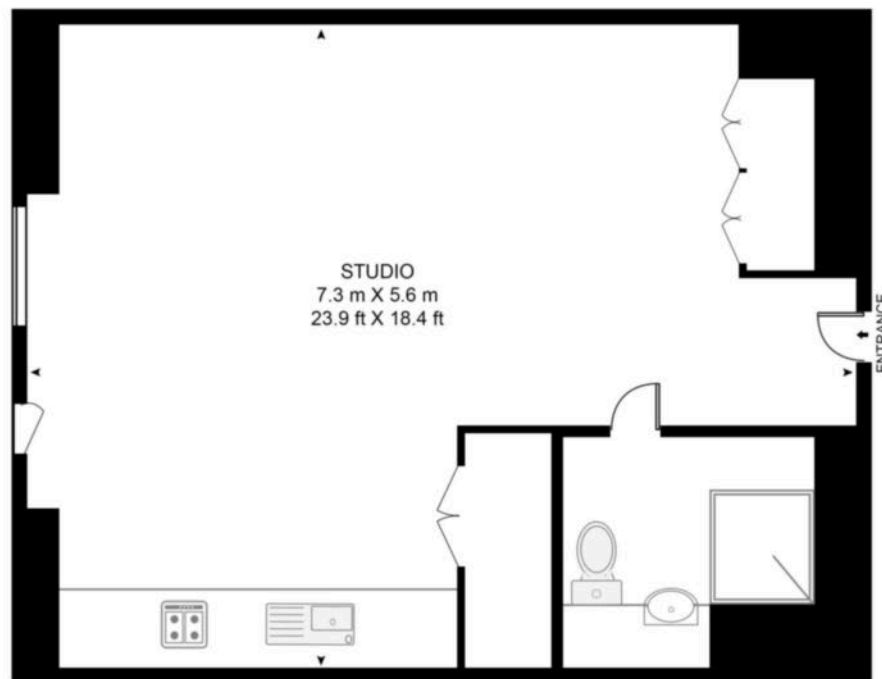


Floorplan

438 sq ft | 40.7 sq m



TWO FIFTY ONE, SOUTHWARK BRIDGE ROAD, SE1
APPROXIMATE GROSS INTERNAL FLOOR AREA 438 SQ.FT (40.7 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

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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