



## Baldwin Point, Elephant Park, Sayer Street, Elephant & Castle, SE17

Asking price **£720,000** | Leasehold



# Baldwin Point, Elephant Park, Sayer Street, Elephant & Castle, SE17



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



Bright and airy two bedroom, two bathroom property set within Baldwin Point; within the impressive Elephant Park development, Elephant & Castle SE17. This apartment includes a spacious living area, fitted kitchen with integrated appliances, wood flooring, full-length windows, fitted bedroom storage, master en suite, modern bathroom suite and a large private balcony.

Residents also benefit from a dedicated on-site 24-hour concierge service, communal gardens, secure bicycle storage and access to certain leisure facilities including a gymnasium. There are several

amenities located nearby including bars, cafés and restaurants. The development is located close to Elephant & Castle National Rail and Underground stations, providing Underground and Rail are serviced by Thameslink, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links.

**Tenure:** Leasehold (242 years remaining)

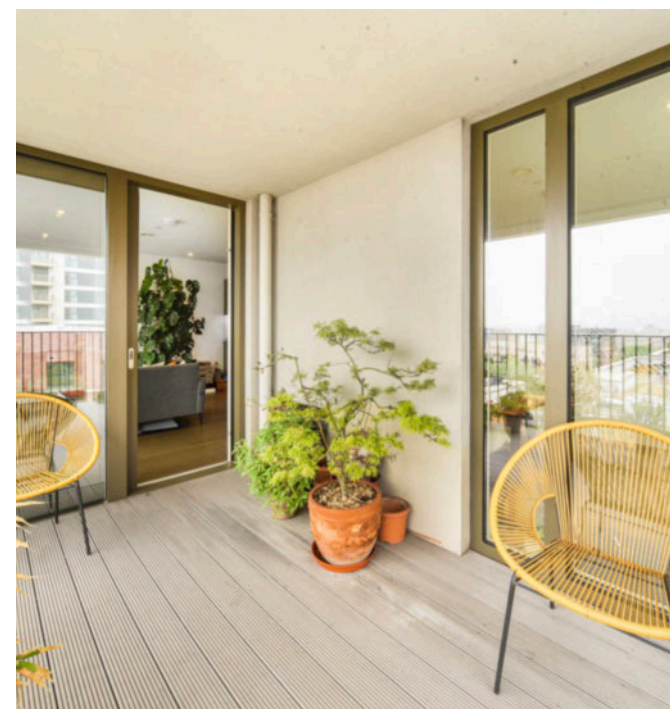
**Local Authority:** Southwark Council

**Ground Rent:** £375 p.a.

**Council Tax Band:** E

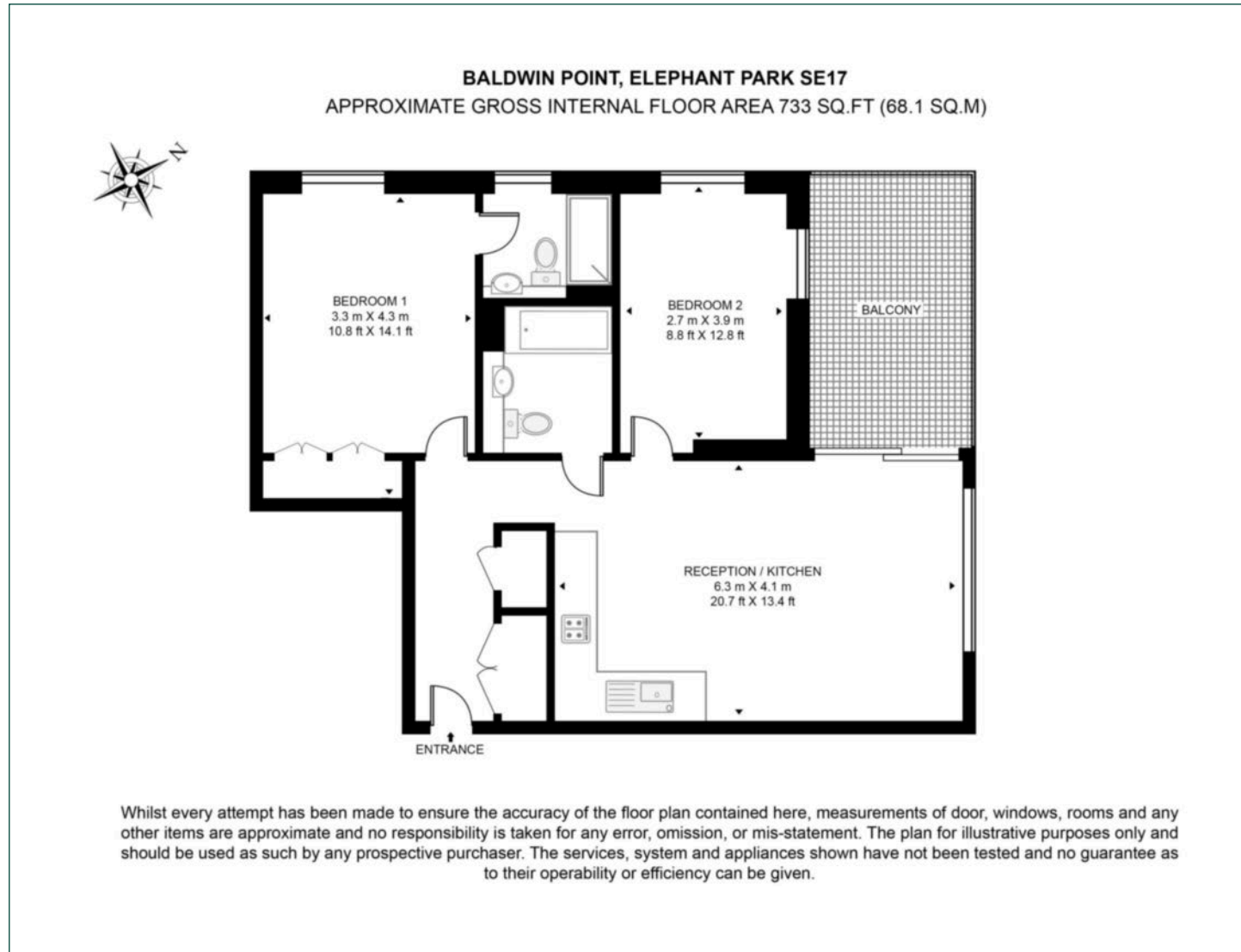
**Service Charge:** £6,504 p.a.

**EPC:** B



# Floorplan

733 sq ft | 68.1 sq m



## Elephant & Castle

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

## Sales

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