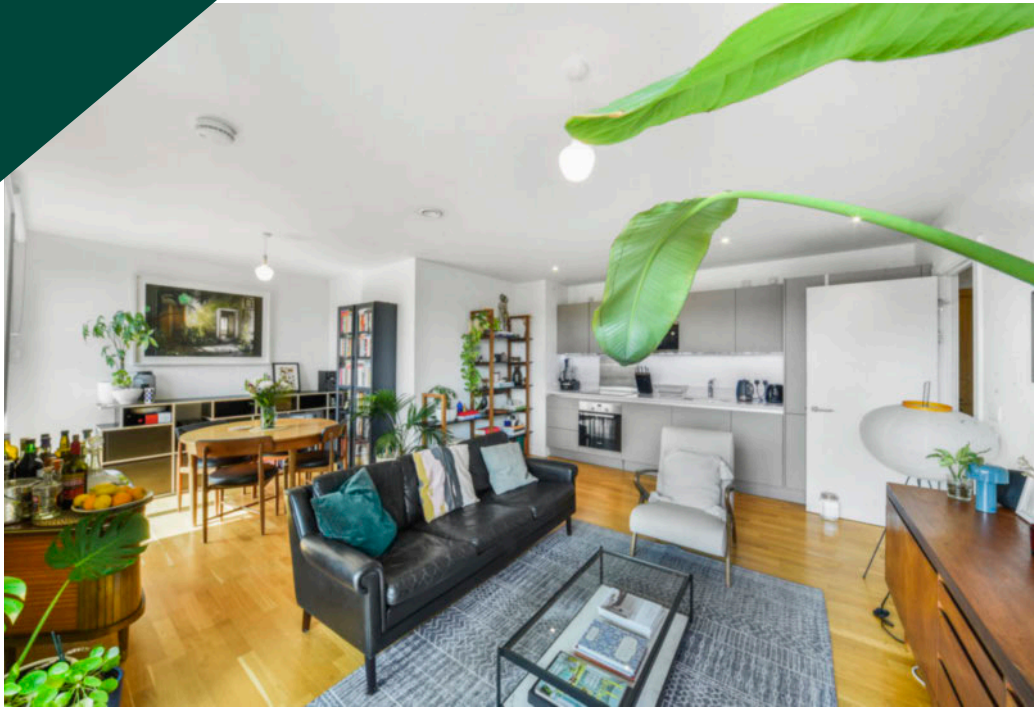




## Henderson Apartments, Elephant Park, Rodney Road, SE17

Asking price **£500,000** | Leasehold





# Henderson Apartments, Elephant Park, Rodney Road, SE17



1 Bedroom



1 Bathroom



1 Reception



Balcony



Communal Garden



Local Amenities



24-Hour Concierge



0.4 MI Elephant & Castle

Beautifully presented one bedroom property with a large balcony with views of the Shard and St Pauls, set within South Gardens, forming part of the impressive Elephant Park development. Accommodation comprises a large open-plan kitchen/living room opening onto a private balcony; wood flooring, floor to ceiling glazing, generous bedroom with fitted wardrobe and a modern bathroom with stylish fittings and fixtures. Residents 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 Elephant Park including restaurants, cafés and a brand new Elephant and Castle Shopping Centre

coming in 2025. Borough Market is a short walk away.

The development is located half a mile 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 the Northern Line, opening up a plethora of transport links. Via Northern Line services to Liverpool Street. West End is a 10 mins commute & City 5 mins commute.

\*SC is for current shared ownership status, will reduce for 100\*

**Tenure:** Leasehold

**Local Authority:** Southwark Council

**Ground Rent:** £300 p.a.

**Council Tax Band:** D

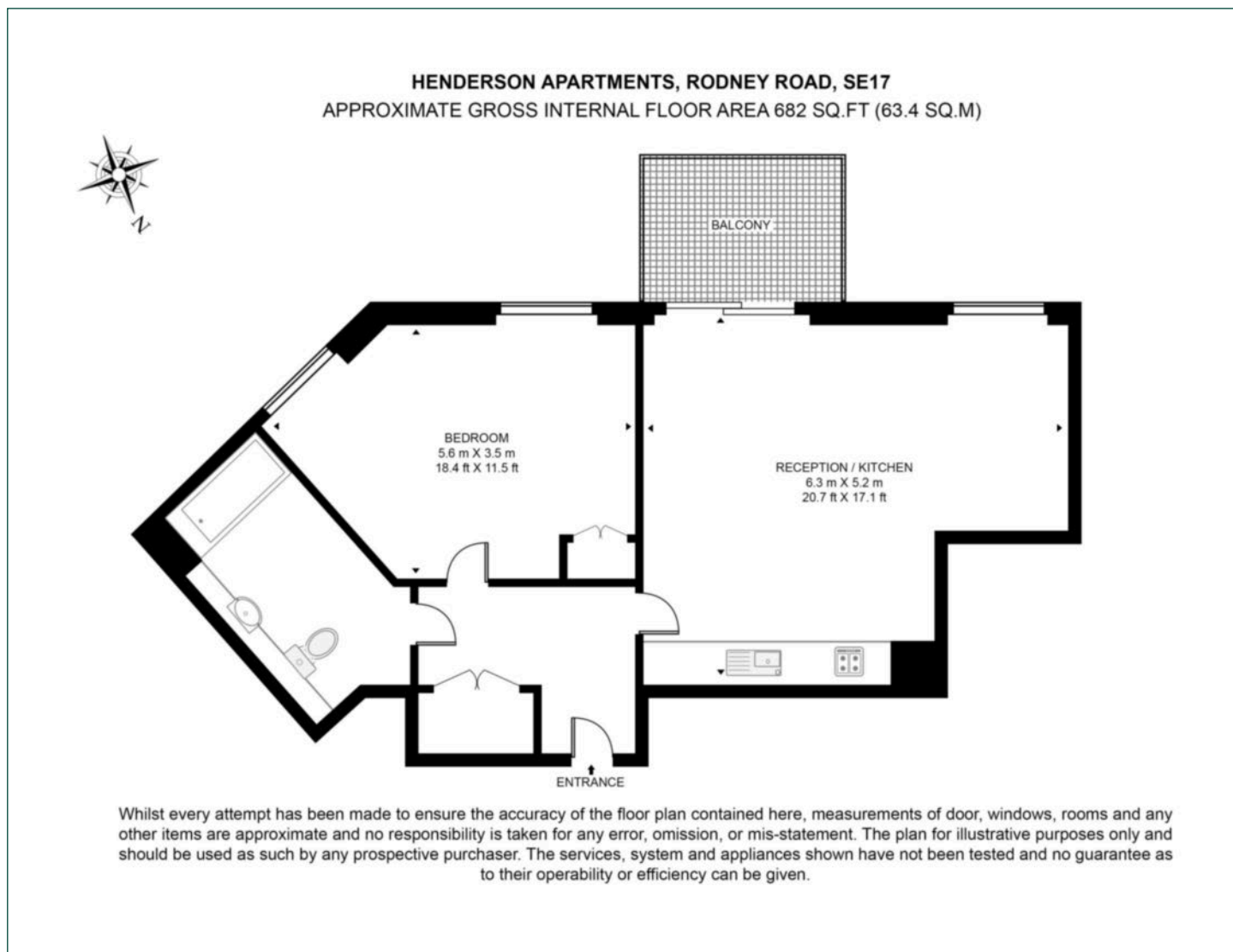
**Service Charge:** £6,189 p.a.

**EPC:** B



# Floorplan

682 sq ft | 63.4 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.

[chaseevans.com](http://chaseevans.com)

 Chase Evans