

## Churchyard Row, Elephant & Castle, SE11

Asking price **£499,995** | Leasehold



# Churchyard Row, Elephant & Castle, SE1 1



1 Bedroom



1 Bathroom



1 Reception



Balcony



Communal Garden



Local Amenities



24-Hour Concierge



0.2 MI Elephant & Castle

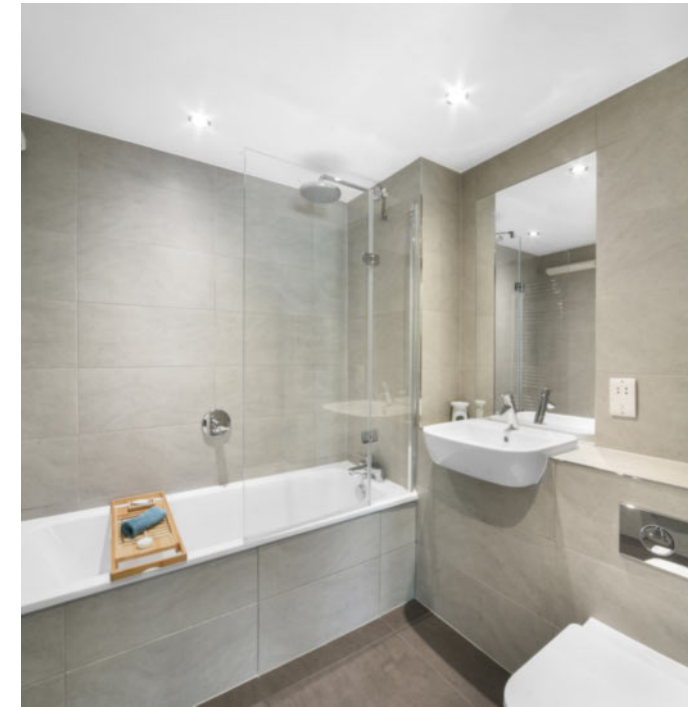
Fantastic one bedroom property set within an impressive block on Churchyard Row, one of the tallest residential blocks in South London. Accommodation spans 575 sq ft and includes an open plan living room, sleek fitted kitchen with integrated Hotpoint appliances, wood effect laminate flooring, floor to ceiling glazing leading to a balcony providing views across London, fitted bedroom wardrobe space, modern tiled bathroom décor with smart fittings and fixtures.

Residents have access to 24-hour concierge, cycle storage and a communal garden. Elephant and Castle provides an exceptional array of shops, bars and restaurants. Well situated for the City and central London and just 2 minutes' walk from Elephant & Castle station, providing access to the Northern line, Bakerloo line and Thameslink.

**Tenure:** Leasehold (118 years remaining) **Local Authority:** Southwark Council

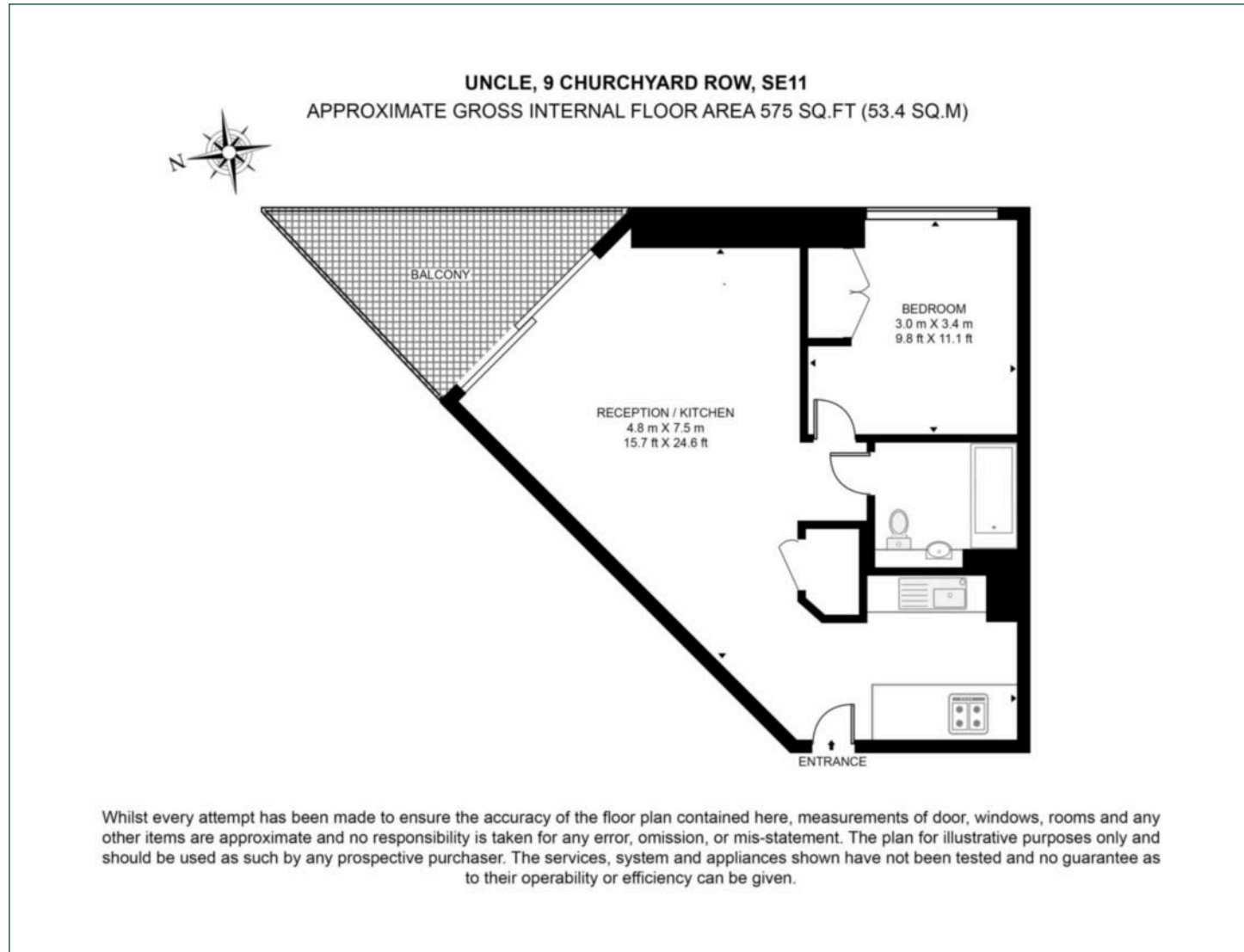
**Ground Rent:** £300 p.a. **Council Tax Band:** D

**Service Charge:** £4,157 p.a. **EPC:** B



# Floorplan

575 sq ft | 53.4 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](https://www.chaseevans.com)

 Chase Evans