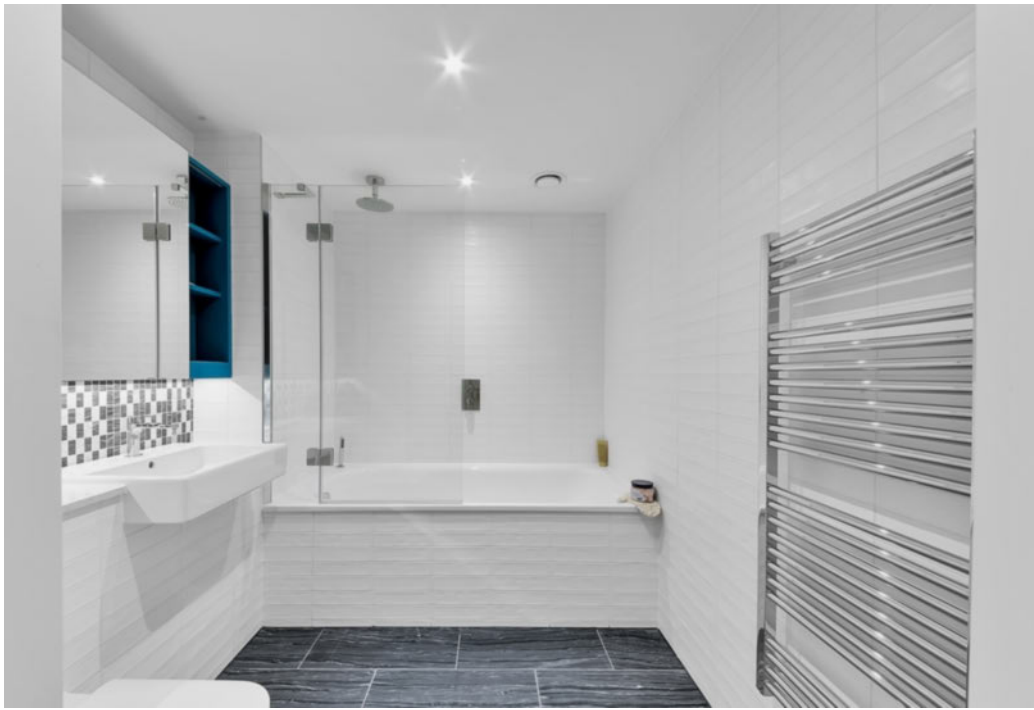
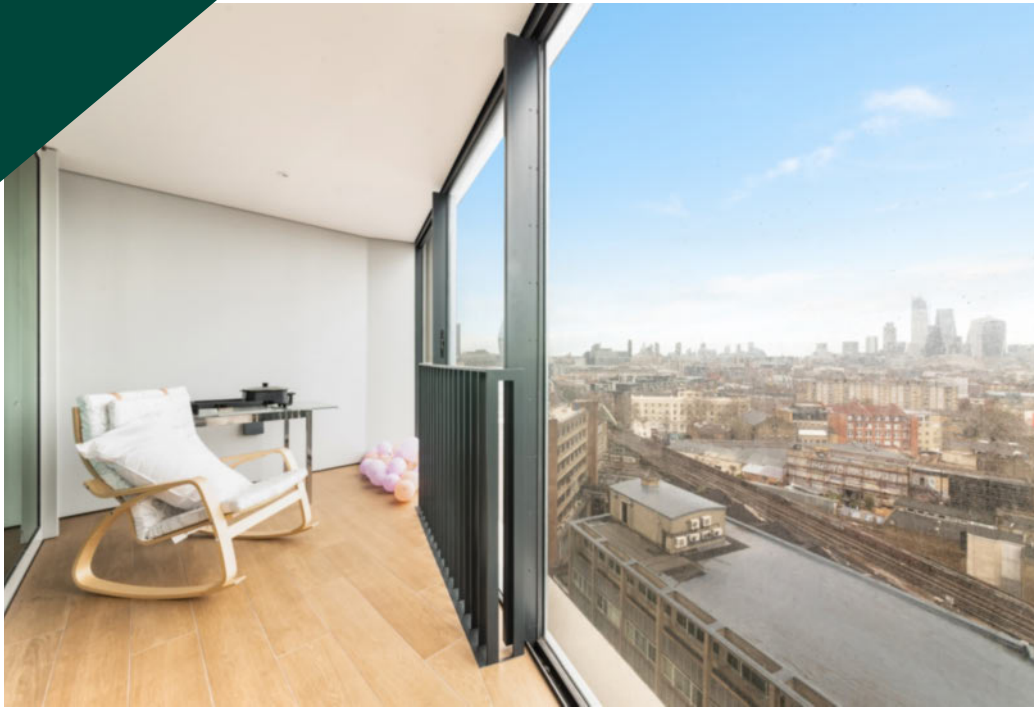




## Two Fifty One, Southwark Bridge Road, Elephant & Castle, SE1

Asking price **£575,000** | Leasehold



# Two Fifty One, Southwark Bridge Road, Elephant & Castle, SE1



1 Bedroom



1 Bathroom



1 Reception



Winter Garden



Gymnasium



Secure Cycle  
Storage



Local Amenities



24-Hour Concierge



0.1 MI Elephant &  
Castle

A superb one bedroom property within Two Fifty One, an impressive development in Elephant & Castle. This contemporary property includes an open plan living and dining area, fitted kitchen with integrated appliances, wood flooring, full length windows and sliding doors, fitted bedroom storage, modern bathroom suite and a private winter garden. Residents will also have access to a 24-hour concierge service, communal reading 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.



**Tenure:** Leasehold (993 years remaining)

**Local Authority:** Southwark Council

**Ground Rent:** £450 p.a.

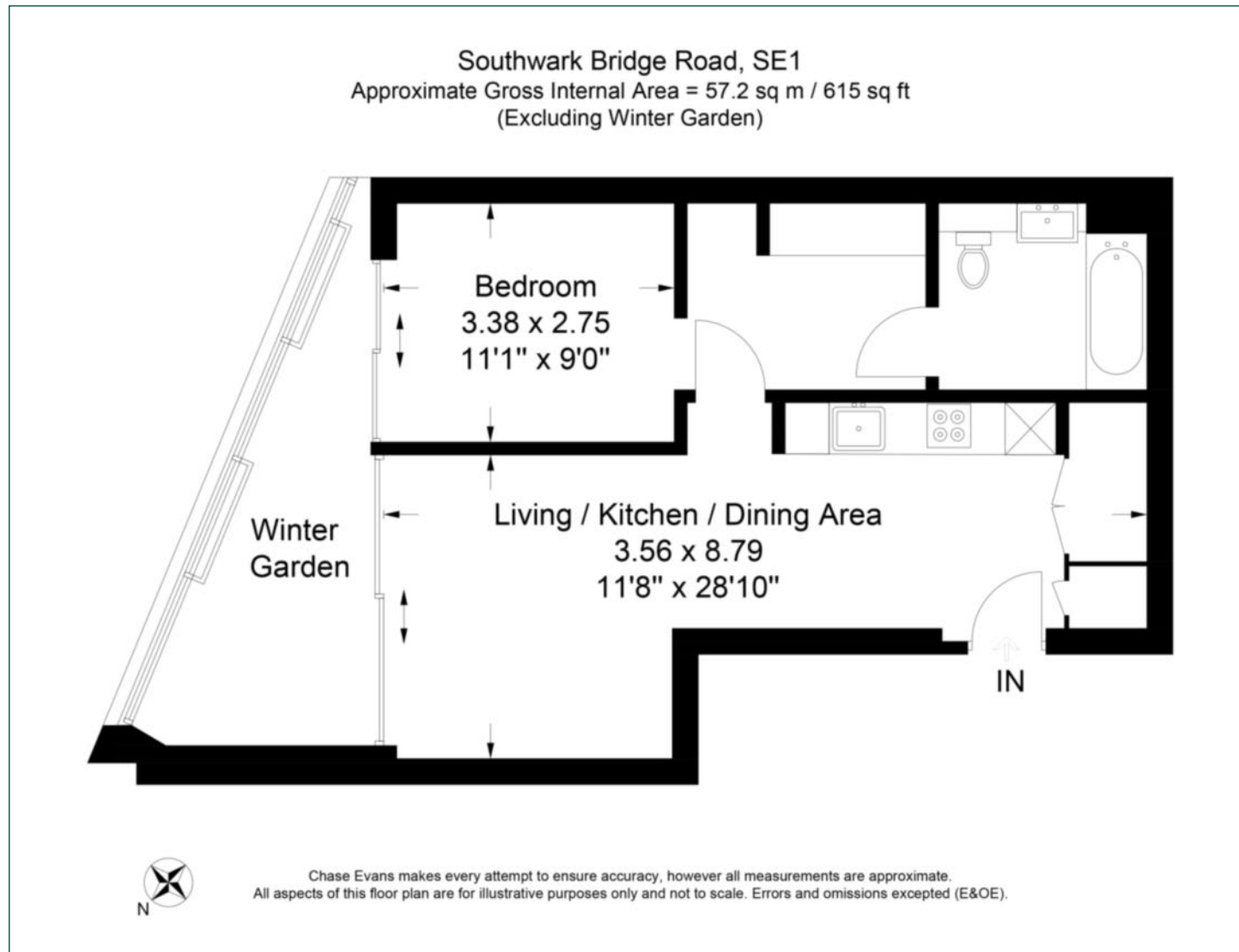
**Council Tax Band:** D

**Service Charge:** £3,891 p.a.

**EPC:** B

# Floorplan

615 sq ft | 57.2 sq m



## Elephant & Castle

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

## Sales

020 3869 2888 | [eandc.lettings@chaseevans.co.uk](mailto:eandc.lettings@chaseevans.co.uk)

## 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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