

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

Asking price **£650,000** | Leasehold



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



1 Bedroom



1 Bathroom



1 Reception



Winter Garden



Gymnasium



Cinema Room



Communal Gardens



24-Hour Concierge



0.1 MI Elephant & Castle

Stunning one bedroom property with a private winter garden within the impressive Two Fifty One development, located in the heart of Southwark and only a couple of minutes from Elephant & Castle Underground Station, SE1. This property comprises a bright and spacious living/dining area with stylish wood flooring and full-height glazing opening onto a winter garden which offers stunning views of the Shard, a delightful kitchen with fully integrated appliances, a sizable bedroom with dressing area, and a contemporary bathroom suite.

Residents of Two Fifty One benefit from 24-hour concierge and access to gymnasium, a function room, 11-seat private cinema, private residents' lounge, on-site café

& restaurant and residents' landscaped gardens. There are amenities located nearby including restaurants, pubs, bars, cafés, shops and the Maltby Street Market. For relaxing, Newington Gardens and Dickens Fields nearby offers plenty of green spaces.

The development is located near Elephant & Castle Station (2-min walk), providing underground and rail services for commutes across the capital.

The development is located 2mins from Elephant & Castle National Rail and Underground stations, served by by Thameslink, southeastern, Bakerloo and Northern lines providing easy commutes towards the City and West End.

Tenure: Leasehold (993 years remaining)

Local Authority: Southwark

Ground Rent: £450 p.a.

Council Tax Band: D

Service Charge: £3,533 p.a.

EPC: B

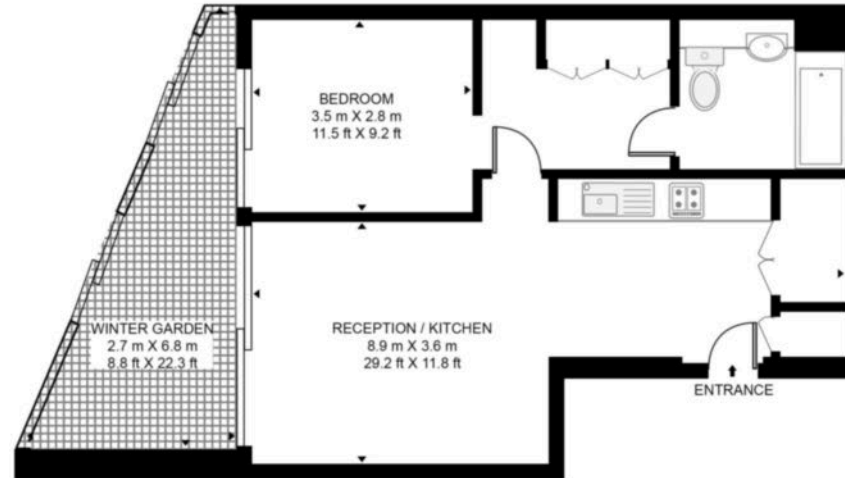


Floorplan

531 sq ft | 49.3 sq m



TWO FIFTY ONE, SOUTHWARK BRIDGE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA 531 SQ.FT (49.3 SQ.M)
(INCLUDING WINTER GARDEN 625 SQ.FT (58.1 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

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Sales

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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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