



## Siddal Apartments, Elephant Park, Heygate Street, Elephant & Castle, SE17

OIEO **£550,000** | Leasehold



# Siddal Apartments, Elephant Park, Heygate Street, Elephant & Castle, SE17



1 Bedroom



1 Bathroom



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



0.3 MI Elephant & Castle

Simply stunning one bedroom apartment set within Siddal Apartments, forming part of the South Gardens phase of Elephant Park.

Accommodation spans 549 sq ft and includes a spacious living room and dining area, hi-gloss fitted kitchen with integrated Bosch appliances, wood flooring, floor-ceiling glazing opening onto a large balcony overlooking the communal gardens. Back inside the property benefits from recessed lighting, good sized bedroom fitted bedroom storage, bright tiled bathroom suite with smart fittings.

Residents at South Gardens benefit from an array of facilities which include a gymnasium, communal gardens, roof terrace, secure cycle storage and a 24-hour concierge service. There are several amenities located nearby including bars, cafés, restaurants.

The development is located close to Elephant and 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 a plethora of transport links.

**Tenure:** Leasehold (243 years remaining)

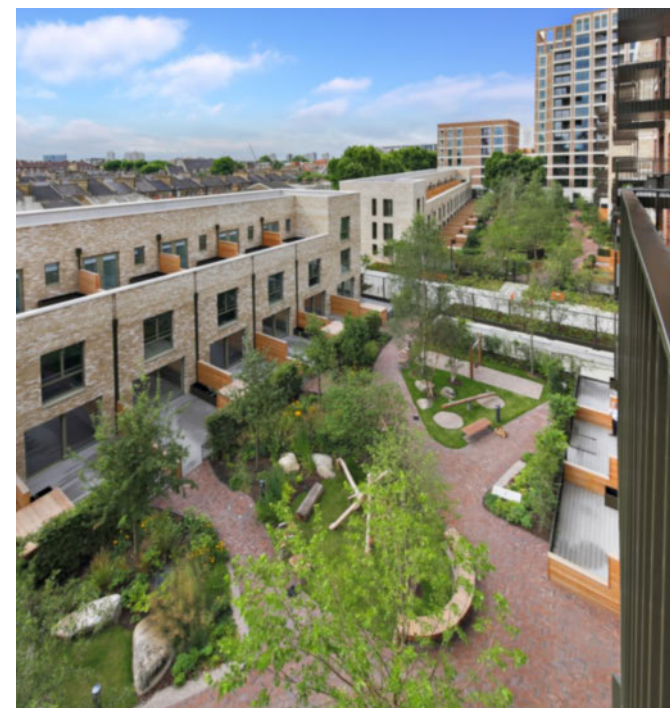
**Local Authority:** Southwark Council

**Ground Rent:** £300 p.a.

**Council Tax Band:** D

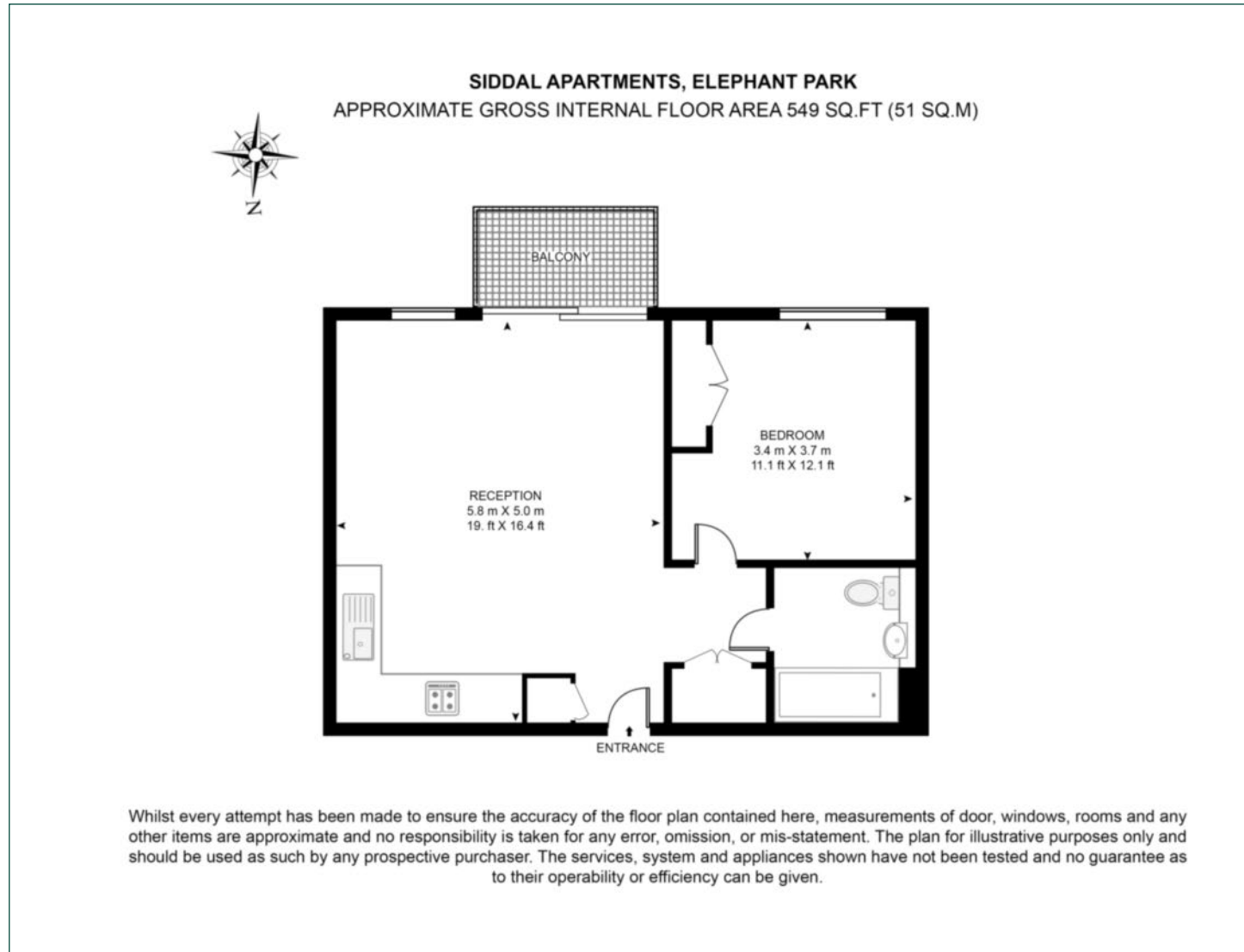
**Service Charge:** £4,153.73 p.a. (2022-23)

**EPC:** B



# Floorplan

549 sq ft | 51 sq m



## Elephant & Castle

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

## 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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