

Siddal Apartments, Elephant Park, Heygate Street, SE17

Asking price **£795,000** | Leasehold



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2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Secure Parking



2 Rooftop Terraces



Excellent Local Amenities



24-Hour Concierge



0.3 MI Elephant & Castle

Exceptional 899 sq ft two-bedroom, two-bathroom apartment with a dual-aspect living area and sizable balcony in the award-winning Elephant Park, nearby Elephant & Castle station, SE17.

The spacious living area features open-plan kitchen with fully integrated high-end appliances, engineered wood flooring, and dual aspect with full-height windows, opening onto a private balcony, surrounded by green foliage, which provides abundant natural light and scenic views. The design of the balcony shields it from wet weather and ensures protection from mould and structural issues. Both bedrooms come with built-in wardrobe and the master enjoys an en suite with storage behind the mirror. The bigger second bedroom is also served by a family-size bathroom. Additional storage room is available in the hallway.

Residents have access to a 24-hour concierge, gym, communal

garden, café, crèche, residents' lounge that can be reserved for party, and two roof terraces for urban gardening or relaxation.

Elephant Park is a stunning regeneration project offering quality housing, beautifully landscaped squares, and a variety of local shops, cafes, and restaurants, with the upcoming Elephant & Castle Shopping Centre set to open in 2025. This vibrant complex is close to landmarks like Tower Bridge, The Shard, and Tate Modern, positioning it as a cultural hub. It is also nearby institutions include UAL's London College of Communication and London South Bank University.

Situated only 0.3 miles from Elephant & Castle station, which is served by Northern, Bakerloo lines and Thameslink, southeastern railway, the property offers superb connectivity to major London destinations, including the West End, the City, and Canary Wharf.

Tenure: Leasehold (243 years remaining)

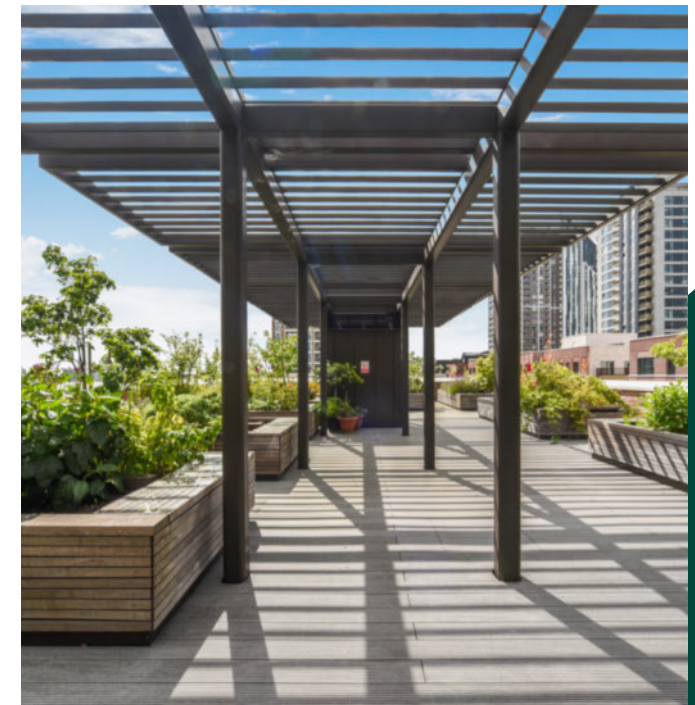
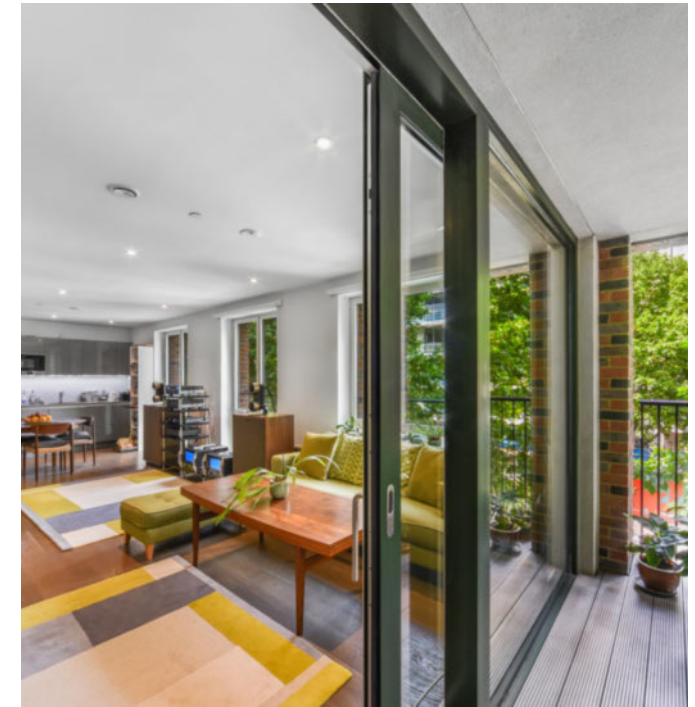
Local Authority: Southwark Council

Ground Rent: £375 p.a.

Council Tax Band: D

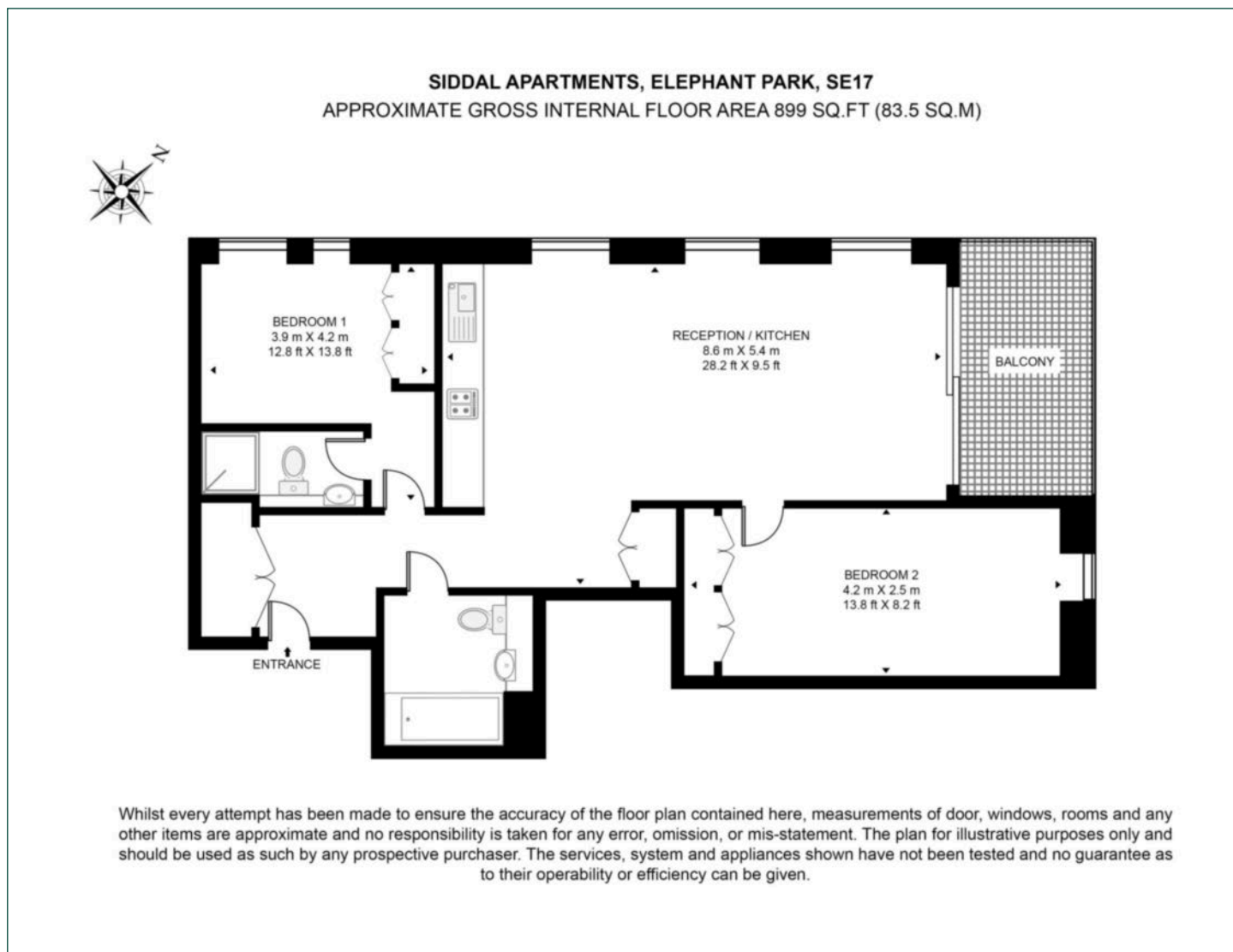
Service Charge: £9,023.65 p.a.

EPC: B



Floorplan

899 sq ft | 83.5 sq m



Elephant & Castle

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

Sales

020 3869 2898 | 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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