



Baldwin Point, Elephant Park, Sayer Street, Elephant & Castle, SE17

Asking price **£525,000** | Leasehold



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1 Bedroom



1 Bathroom



1 Reception



Private Balcony



Residents' Gym



Communal Gardens & Roof Terrace



24-Hour Concierge



Excellent Local Amenities



0.3 MI Elephant & Castle

Spacious and modern one bedroom apartment in Baldwin Point, part of the beautifully landscaped Elephant Park, SE17. The property comprises a dual-aspect living area with wood flooring and full-height windows opening onto a generous southwest-facing balcony, a large carpeted double bedroom with built-in wardrobe and a contemporary family bathroom suite. The hallway offers extra storage space.

Residents have access to a 24-hour concierge service, communal garden, residents' projector room, a rooftop space for inner city gardening or relaxing, crèche and onsite café.

Elephant Park maintains 0.4 hectares of green space nearby featuring a water garden with fountains, mature trees, various walking trails, exquisitely planted flower beds, and a live

performance area. There are a plethora of amenities located nearby, including restaurants, cafés and a brand new Elephant and Castle Shopping Centre coming in 2025.

This iconic residential complex also enjoys a unique location on the south bank of the River Thames, close to London landmarks such as Tower Bridge, The Shard and Tate Modern, making it one of the city's key centres for arts and culture. The area is also home to UAL's London College of Communication and London South Bank University.

The development is only 0.3 miles away from Elephant & Castle National Rail and Underground stations, providing Thameslink, Southeastern, Bakerloo and Northern lines services for commutes towards all main destinations across the capital.

Tenure: Leasehold (242 years remaining)

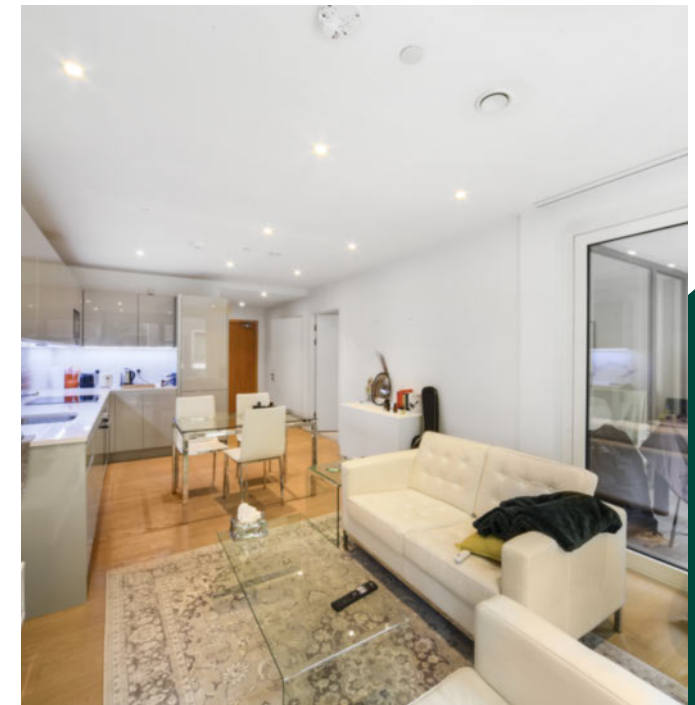
Local Authority: Southwark

Ground Rent: £300 p.a.

Council Tax Band: D

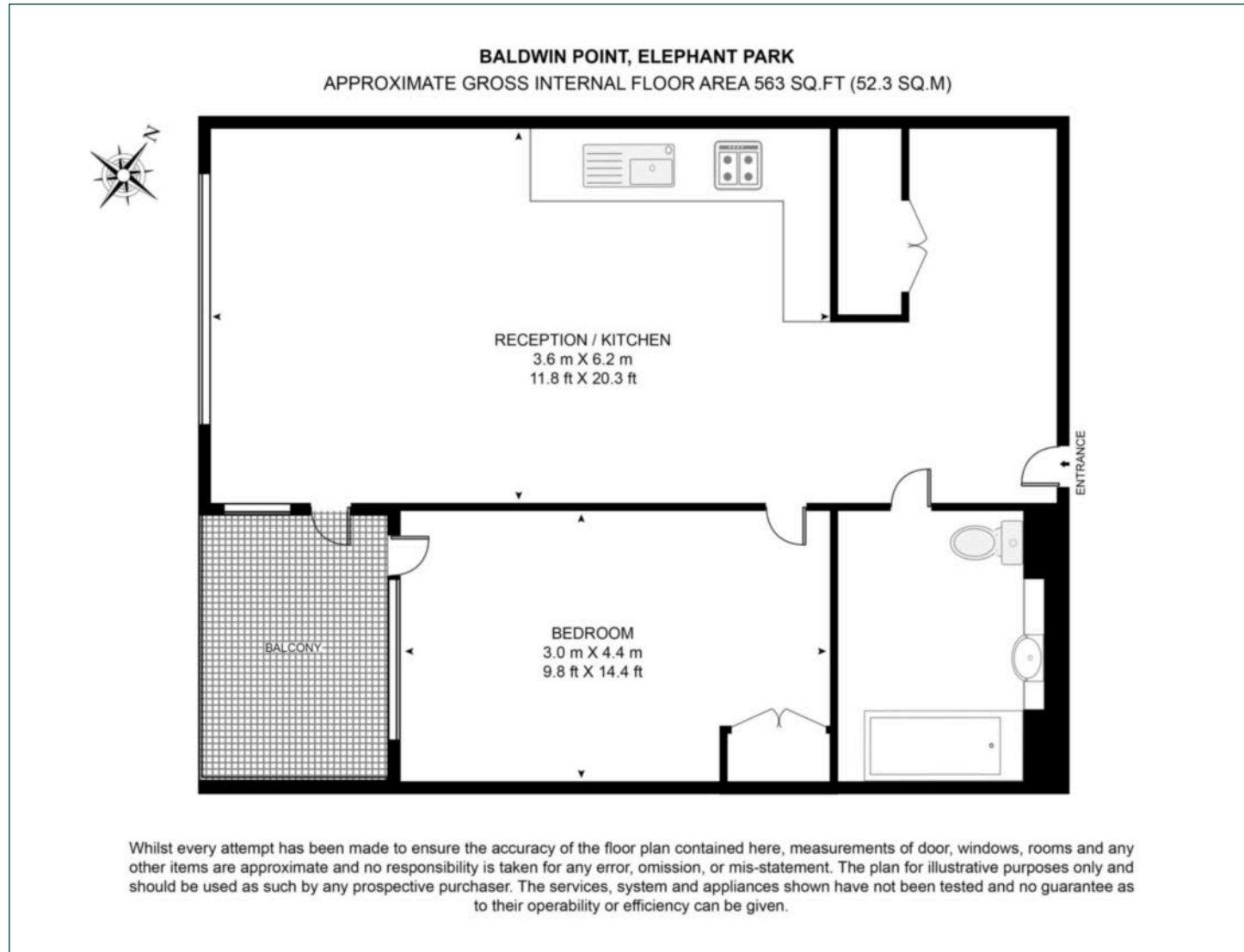
Service Charge: £5,910 p.a. (2024)

EPC: B



Floorplan

563 sq ft | 52.3 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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