



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

Asking price **£740,000** | Leasehold



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2 Bedrooms



2 Bathrooms



1 Reception



Balcony



Secure Cycle Storage



Gymnasium



Local Amenities



24-Hour Concierge



0.3 MI Elephant & Castle

A luxury two bedroom, two bathroom property within Baldwin Point, apart of the impressive Elephant Park development.

This beautifully presented property includes a spacious open plan living area, modern fitted kitchen with integrated appliances, wood flooring, full length windows, high ceilings, two generous sized bedrooms, master with fitted bedroom storage and en suite, bright tiled bathroom suite with smart fittings and fixtures and a private balcony. Ample storage through-out.

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 a range of bars & restaurants around Elephant Park and a brand new Shopping Centre immediately opposite which is currently under construction. The development is located a short stroll from Elephant and Castle station, serving Underground and rail links for journeys across the Capital.

Rental income: £2,730 pcm (£32,760 p.a.)
Rental Term: 31/3/22 – 30/3/24

Tenure:	Leasehold (242 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£375 p.a.	Council Tax Band:	E
Service Charge:	£3,786 bi-annually	EPC:	B



Floorplan

804 sq ft | 74.7 sq m



Elephant & Castle

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

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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