

# 3 Victory Place

Trafalgar Place | Elephant & Castle SE17



| *tavistock*bow

This modern three-bedroom duplex maisonette forms part of Trafalgar Place, the residential scheme that kick-started developer Lendlease's ambitious regeneration of Elephant & Castle's Heygate Estate in 2015.

Designed by award-winning architects de Rijke Marsh Morgan, Trafalgar Place was the first step in the regeneration of Elephant & Castle, with seven buildings each designed to sit naturally within, and feel part of, its immediate surroundings. They take advantage of their connectedness – to the streets and landscaping, to the wider community, to the local area's rich history and, ultimately, to the rest of London.

Trafalgar Place now hosts its own community, a new street called New Paragon Way, a variety of sustainability initiatives and the work and design involved in the creation of the development has been recognised within the building industry with Trafalgar Place winning a number of prestigious awards including:

- Housing Design Award at Brick Awards
- Best New Place to Live at London Planning Awards
- The Mayor's Award for Planning Excellence at London Planning Awards
  - RIBA National Award
- Stirling Prize shortlist 2016







Well proportioned rooms, a modern specification and private patio gardens front & rear are complemented by 24h concierge, secure car parking, beautifully landscaped communal gardens and a wonderful resident's roof terrace with commanding 360 degree views of the London skyline.







This award-winning development is thoughtfully designed and landscaped with a wonderful mix of mature trees & shrubs, connected by pedestrianised 'streets' that create a real sense of connection and community.





## Features

- Modern Duplex Maisonette
- Ground & First Floor
- Three Double Bedrooms
- Two Bathrooms + Guest WC
- Front & Rear Patio Gardens
- 24h Concierge
- Secure Car Parking with EV Charging Points & Cycle Store
- Landscaped Communal Gardens
- Resident's Roof Terrace with 360 Degree London Views

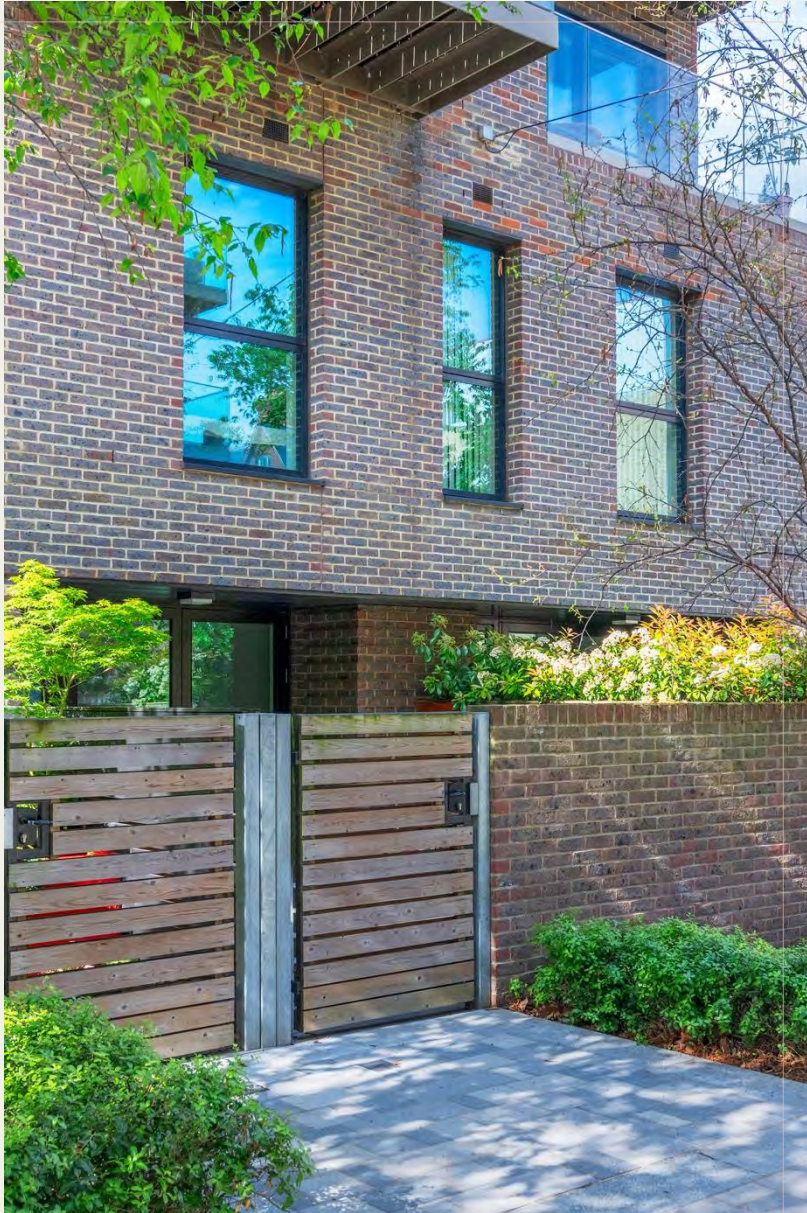




Engineered timber floors run throughout the ground floor, with large glazed patio doors to the rear allowing light to flood in, as well as access to the well proportion rear patio garden.







The apartment is situated on the ground and first floor of the development, benefitting from its own front door as well as access to the rear via a gate from the central tree-lined pedestrian boulevard.







The ground floor is accessed via a private door from the gated terrace garden to the front, arranged as a fully open-plan living & dining space, intersected by a modern kitchen.















The modern kitchen has a neutral gloss finish, complimented by contrasting composite worktops and metro-tiled splashbacks, with a separate coffee station and a generous utility cupboard.





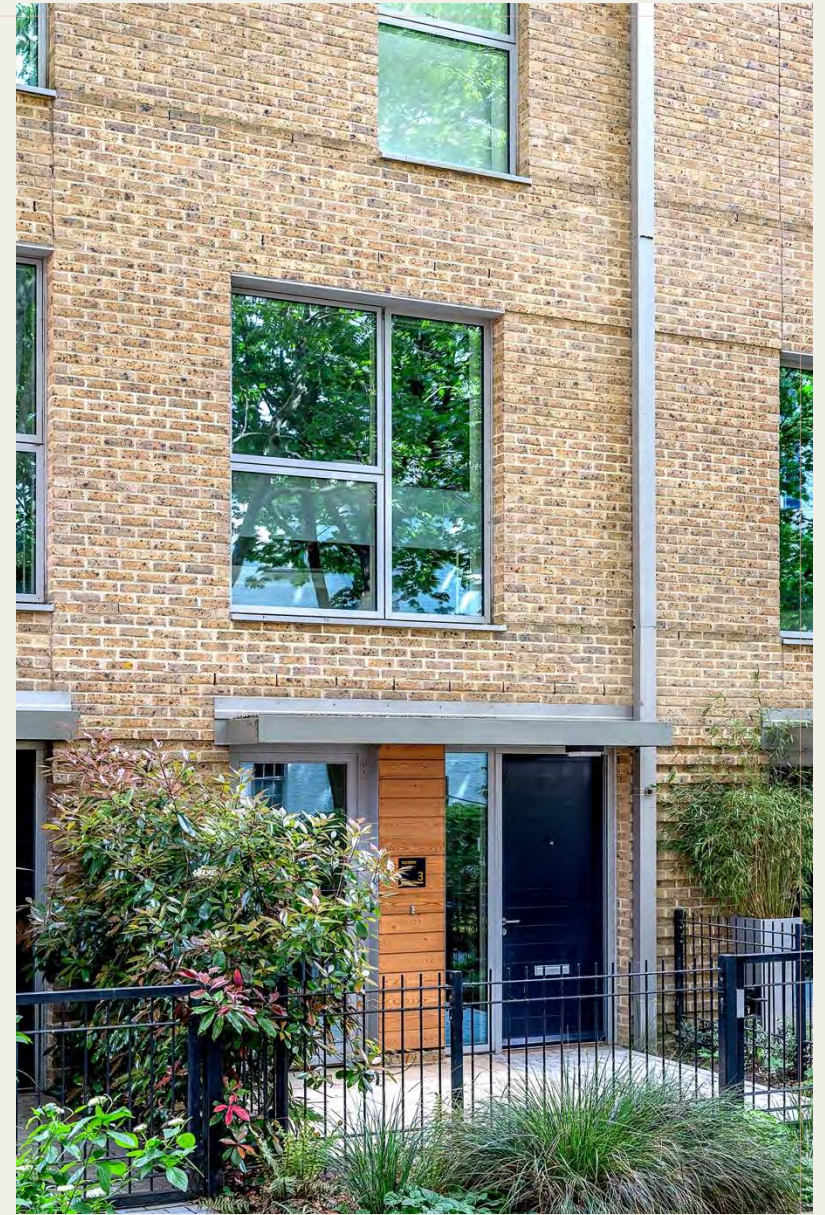
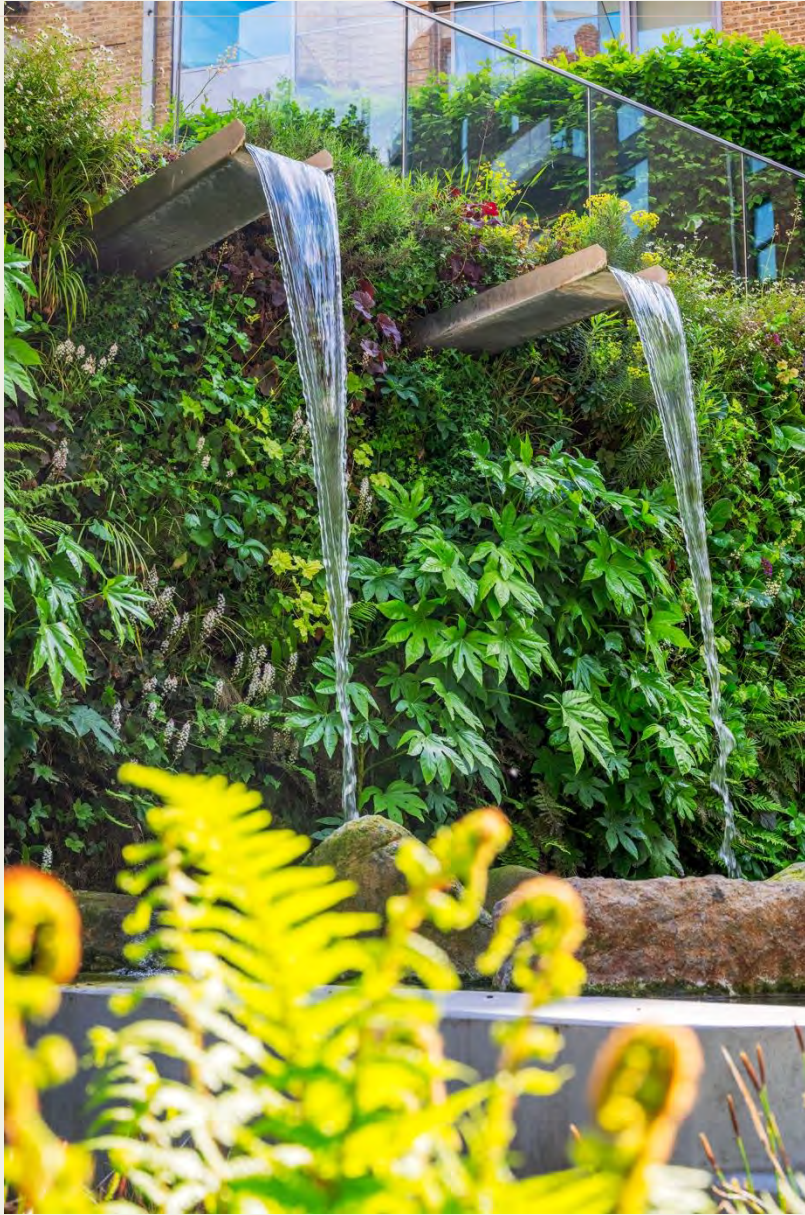












The front patio garden is accessed via a lockable gate and overlooks the wooded park area to the front of the development on Victory Place.













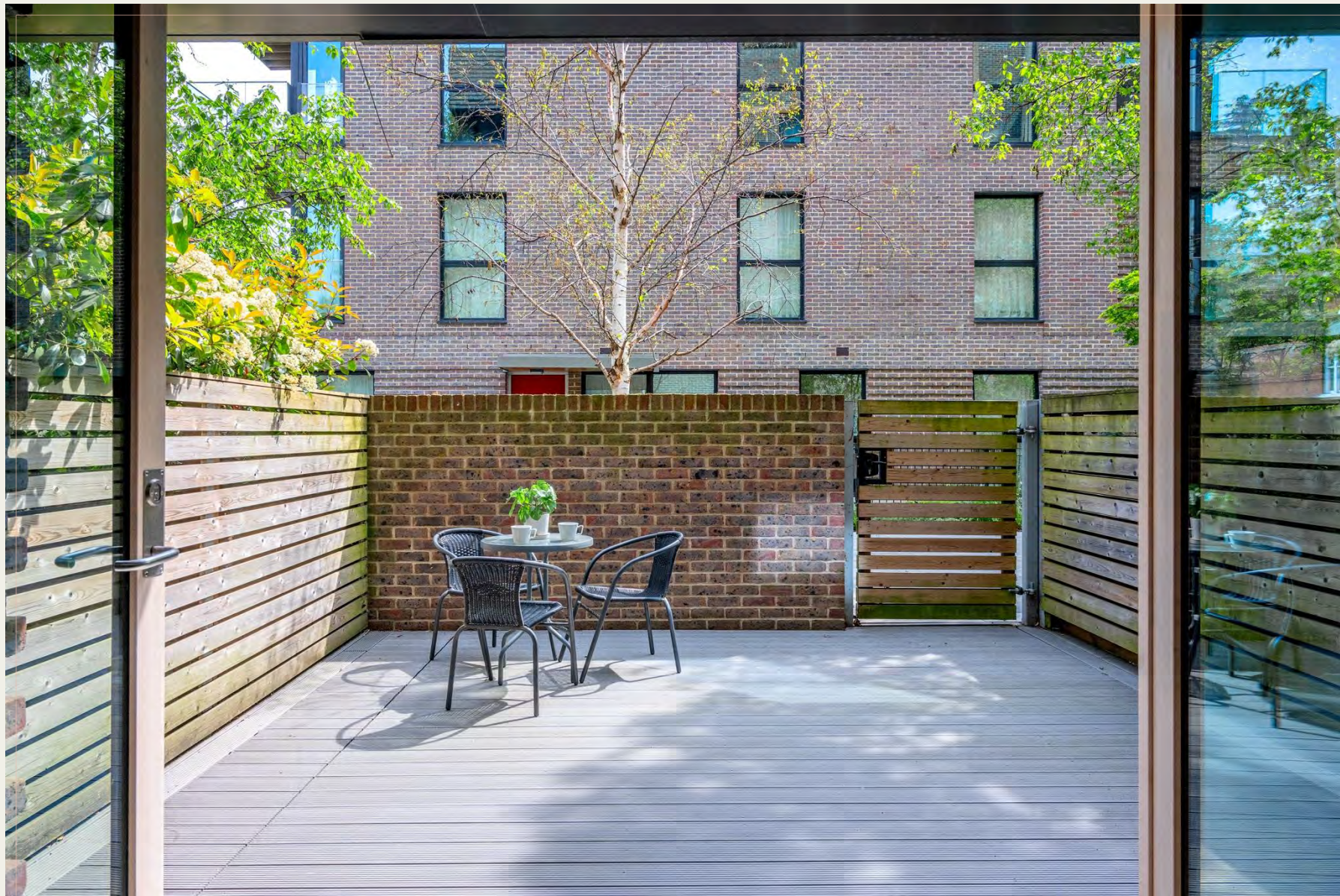




The private rear patio garden is accessed from the main living space via full height glazed doors and finished with hard-wearing composite decking, with a rear gate opening onto the development's main pedestrian thoroughfare.













Stairs lead up from the principal living space to a large first floor landing with access to all bedrooms.









The principal bedroom suite overlooks the park and Victory Place to the front, featuring fitted wardrobes, a small study area and a well-proportioned en-suite shower-room.





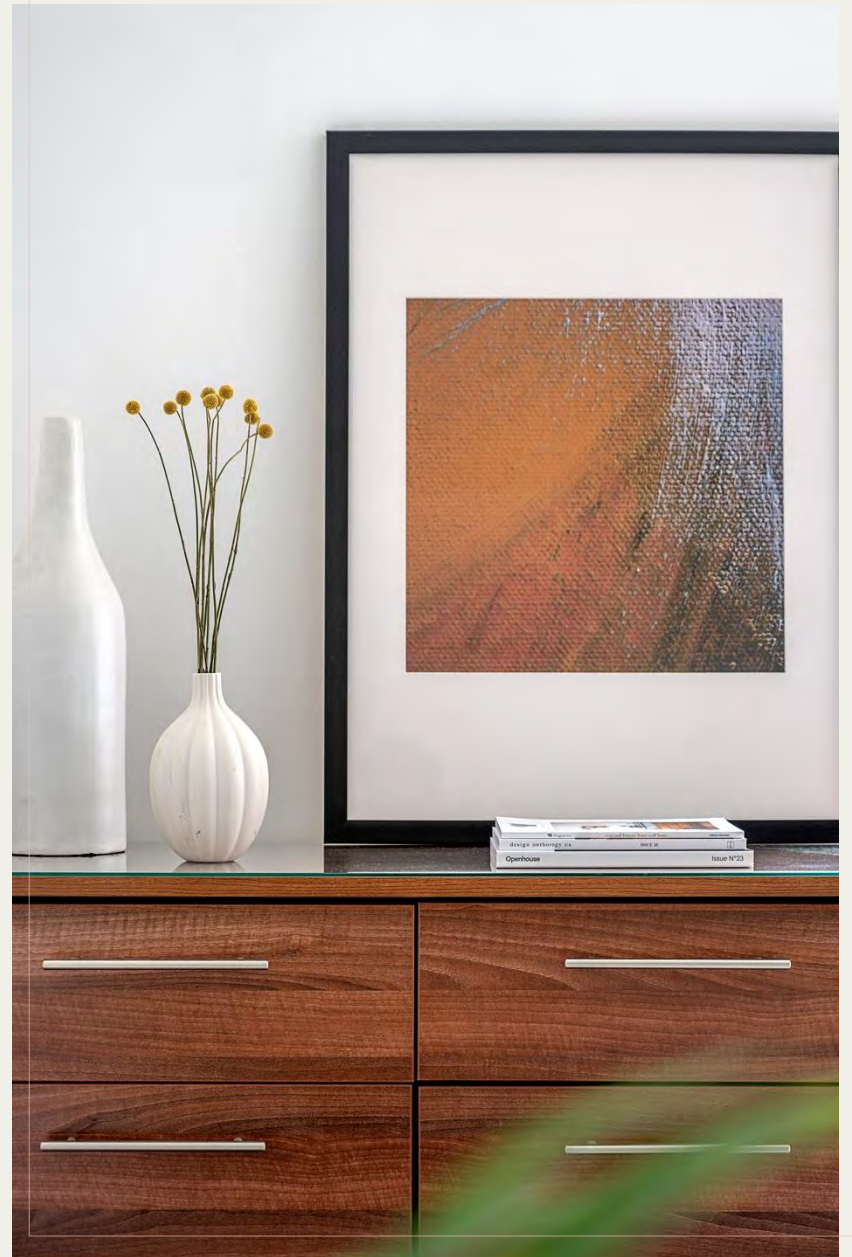






A second double bedroom faces over the rear patio garden, again featuring built-in wardrobes and sharing a large family bathroom with an additional third double bedroom, also facing the rear.









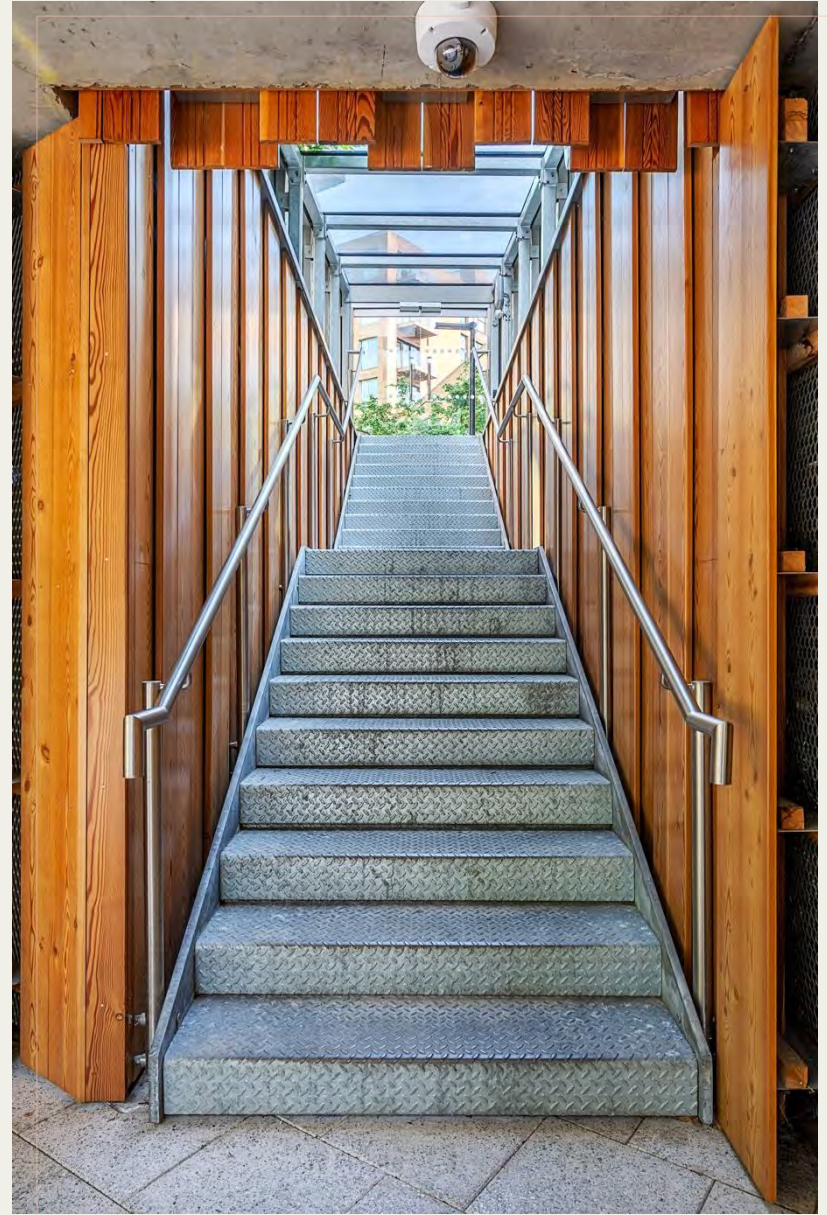
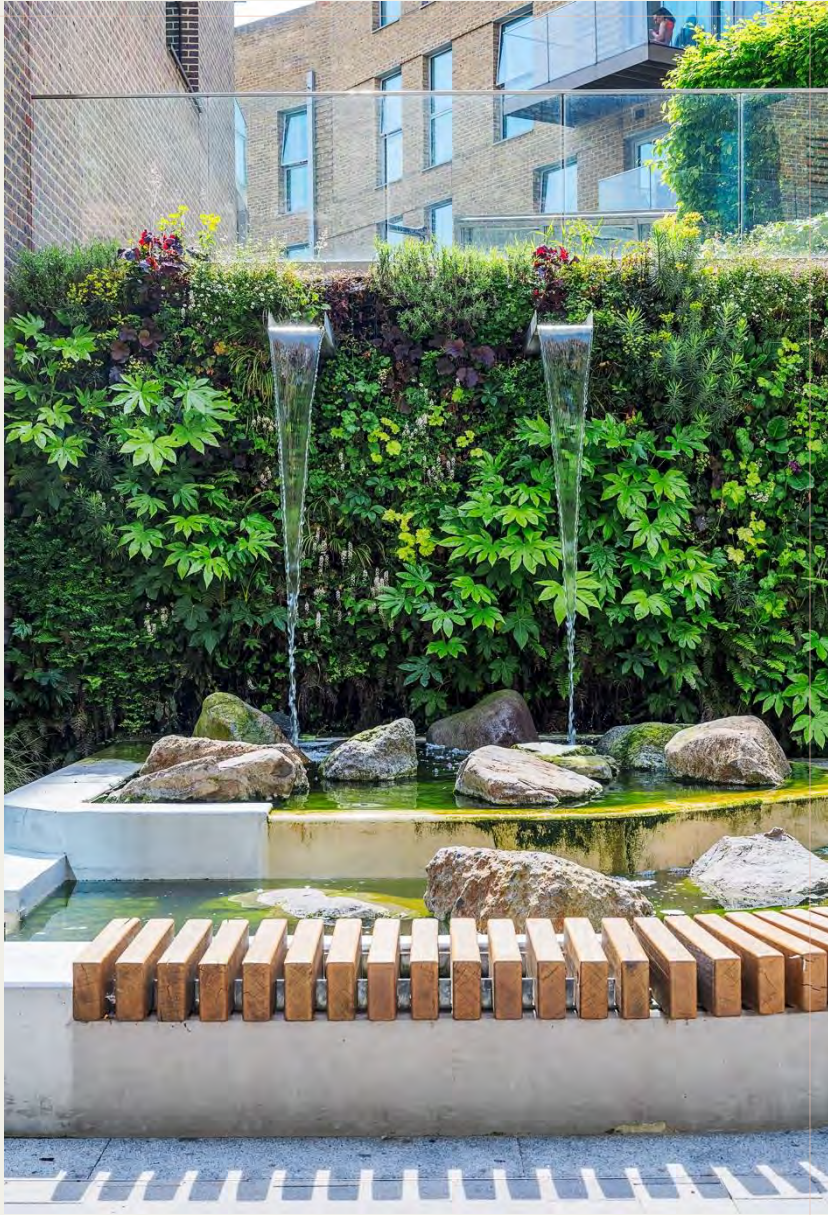


The development is served by a 24hr concierge based in the office at the main entry point to Trafalgar Place.

The communal walkways and gardens throughout the development are beautifully designed and maintained to a fantastic standard by the estate team, creating a genuine, tranquil oasis in the centre of London.











The apartment includes a parking space within the secure car park, which also features plentiful secure cycle storage for residents.

Residents also benefit from a pleasant podium garden located atop the car park, featuring mature landscaping including raised Corten steel planters a communal vegetable garden and children's play area.











Accessed via the main reception, residents take the lift to the 10<sup>th</sup> floor to take advantage of the breathtaking panoramic views across London from the communal roof terrace.











Raised planters filled with lavender are interspersed with picnic tables, casual seating and sun loungers for residents to relax in.







Elephant & Castle has always stood at the crossroads of London life. Once a patchwork of post-war urban estates and forgotten corners, its narrative has shifted in recent years with the development of Elephant Park, a bold regeneration that reimagines a neighbourhood whilst staying rooted in its past.

In the early 2010's, developer Lendlease and Southwark Council collaborated to create a vision for one of London's most ambitious urban renewal projects, transforming the 28 acres of The Heygate Estate – once a symbol of modernist ambition, but in recent times more an unfortunate example of urban decline – into a lush and vibrant, mixed-use low-carbon neighbourhood, with sustainability, liveability, and community at its core.

10 years on from the first phase of development, Elephant Park is now a living landscape – with over 1,200 new trees, green roofs, and London's first climate-positive park – embedded in the urban environment. Weaving together new homes, independent retail, and generous public spaces with a design-first ethos that values human connection, but more importantly avoiding regeneration for regeneration's sake.

The evolution of this neighbourhood has been well considered, shaped by local voices and long-term stewardship. From its energy centre to its community hub, Elephant Park represents a quieter kind of urban confidence – a place where city living and green thinking co-exist.

Elephant Park offers a future-facing model for how thoughtful urban regeneration can and *should* look and feel.





# floorplan

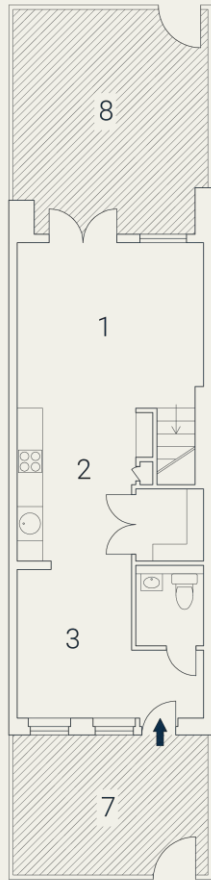
Victory Place, SE17

Approximate Gross Internal Area 106 sqm/ 1141 sq ft

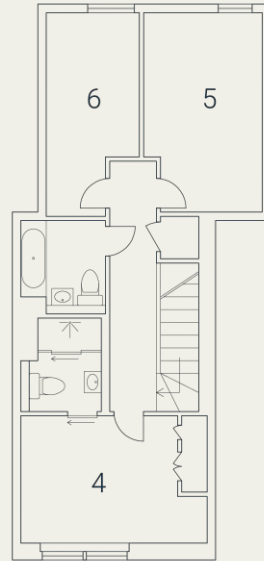
Excluding External Gardens of 38 sqm/ 409 sq ft

1 Living 4.35 x 3.91M 14'3" x 12'10"	2 Kitchen 3.57 x 3.18M 11'9" x 10'5"	3 Dining 4.39 x 3.59M 14'5" x 11'9"	4 Bedroom 4.36 x 3.03M 14'4" x 9'11"	5 Bedroom 4.70 x 2.80M 15'5" x 9'2"
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6 Bedroom 4.80 x 2.16M 15'9" x 7'1"	7 Garden 4.47 x 3.27M 14'8" x 10'9"	8 Garden 5.30 x 4.38M 17'5" x 14'4"
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Ground Floor



First Floor

Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

# epc



# terms

- Leasehold – 250 Years from 2015
- Local Authority | London Borough of Southwark
- Council Tax Band: E | £2,295.21 (2025)
- Service Charge: £6,923.12 per annum
- Ground Rent: £450 per annum

*(doubling every 25 years, next review July 2040)*

# guide price

**£850,000 subject to contract**



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