



Capell Apartments

Victory Place, SE17

Asking Price £575,000

A bright top floor apartment within Elephant Park featuring open plan living, private balcony, excellent resident facilities and superb transport links, offered with no onward chain.

CHESTERTONS



Capell Apartments

Victory Place, SE17

- Bright top floor modern apartment
- Open plan living and dining
- Private balcony with open outlook
- Two well proportioned bedrooms
- Concierge gym and residents lounge
- Landscaped gardens and roof terrace
- Highly regarded Elephant Park development
- No onward chain offered



A modern apartment set on the top floor within the highly regarded Elephant Park development, offering well designed accommodation and excellent natural light throughout. The apartment is centred around an open plan reception room with clearly defined lounge, dining and kitchen areas, creating a sociable space ideal for everyday living and entertaining. Large windows draw in natural light and lead out to a private balcony with space for outdoor seating and open views across the surrounding area. Along the hallway are two well proportioned double bedrooms, both offering comfortable accommodation, alongside a contemporary family bathroom finished to a modern standard.

Residents benefit from an exceptional range of on site facilities including a twenty four hour concierge service, residents lounge, landscaped eco park gardens, roof terrace and gym. The property is offered to the market with no onward chain and an EWS1 form is available on request and confirms a B1 rating, with no remedial works required. Elephant Park is a vibrant and well established neighbourhood, home to a wide range of cafes, restaurants and community spaces, with several green areas designed for relaxation and social use. Elephant and Castle station is within easy walking distance, providing excellent transport links across London. Local shops schools cultural attractions and riverside walks are also conveniently close by foot.

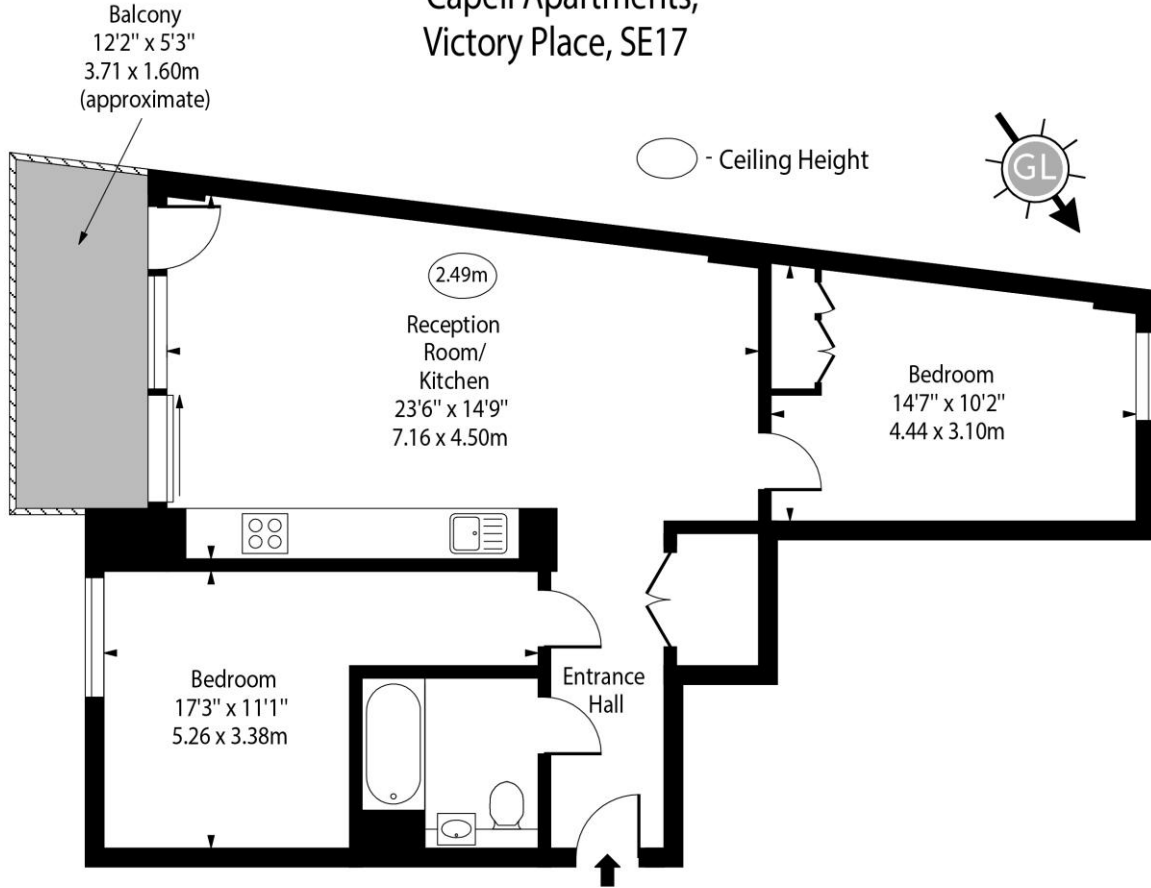
Tenure: Leasehold 239 years 3 months
Service Charge: £5874 pa
Ground Rent: £375 pa
Local Authority: London Borough of Southwark
Council Tax Band: E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Fifth Floor

Approx Gross Internal Area 722 Sq Ft - 67.07 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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