

**BATTERSEA & NINE ELMS
ESTATES**

Call our Lettings Team on
+44 (0)207 720 6089



St. Gabriel Walk London

£808 Per Week

Set within the iconic One The Elephant, this stylish high level two-bedroom apartment offers contemporary living with far-reaching views and a private balcony. The bright open-plan reception and kitchen provides an excellent entertaining space, complemented by two well-proportioned bedrooms and a modern bathroom. Floor-to-ceiling windows enhance the sense of light and space throughout.

Residents benefit from a concierge, secure entry and lift access. Perfectly positioned moments from Elephant & Castle station (Northern and Bakerloo lines, plus National Rail), the property offers superb connectivity to the City, West End and beyond. The vibrant neighbourhood is home to an array of restaurants, cafés and bars, alongside Elephant Park, Mercato Metropolitano and the shopping and leisure amenities of Elephant & Castle.

This is an ideal home or investment in one of SE1's most exciting regeneration areas.

Council Tax Band: Southwark E

Change of contract fee: £50 including VAT

Lift access

Holding Deposit : £808 (1 weeks rent, subject to agreed offer)

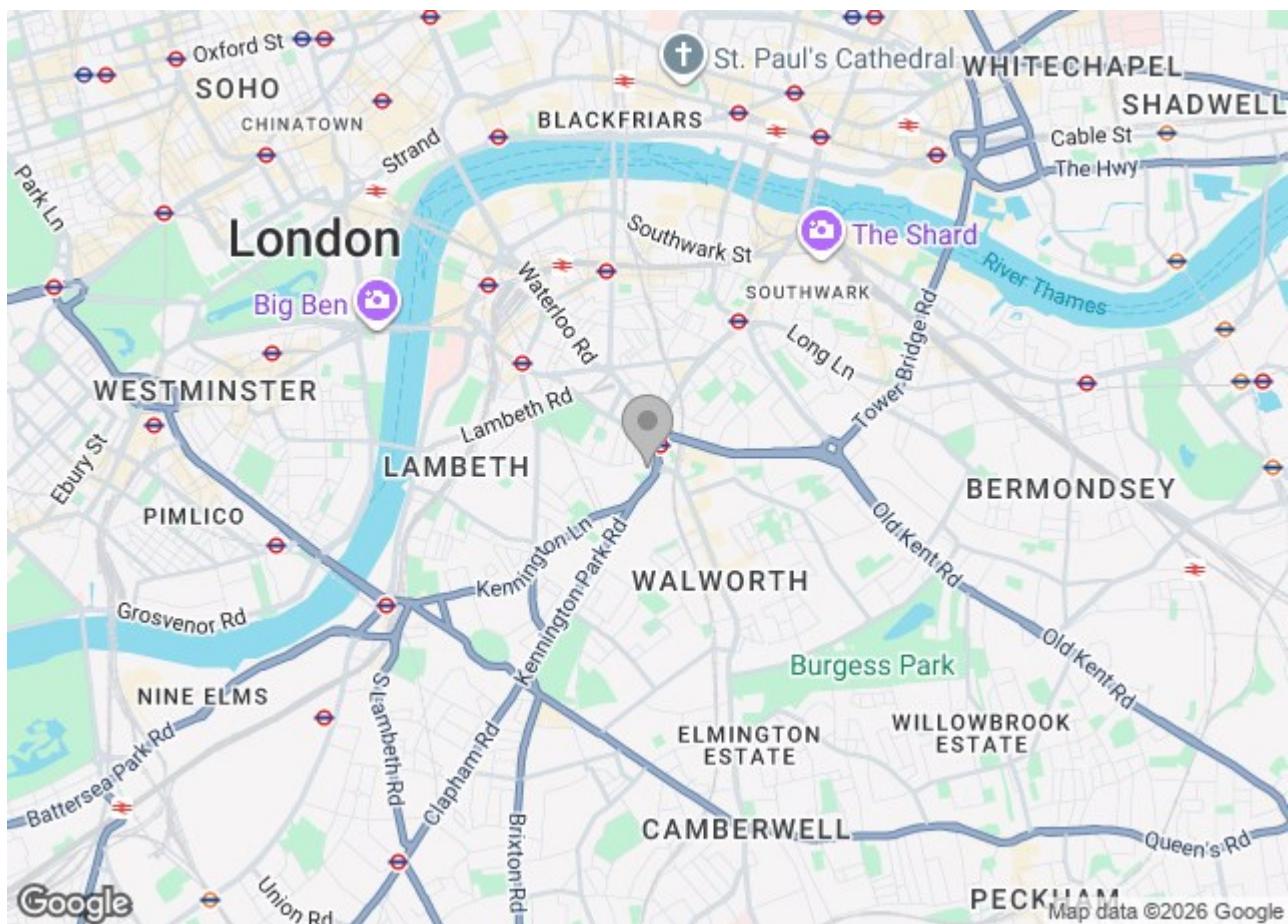
Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water& heating – Mains | Internet: FttP

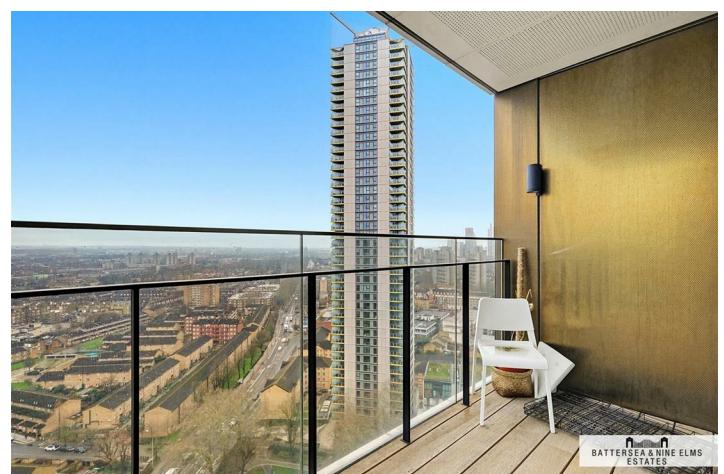
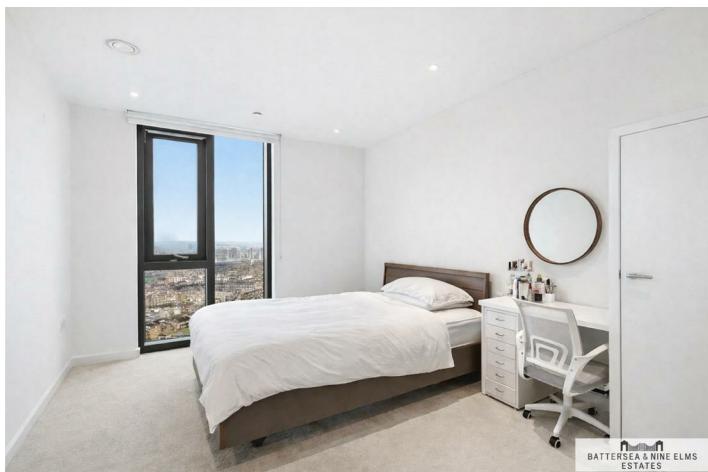
To check broadband and mobile phone coverage please visit Ofcom

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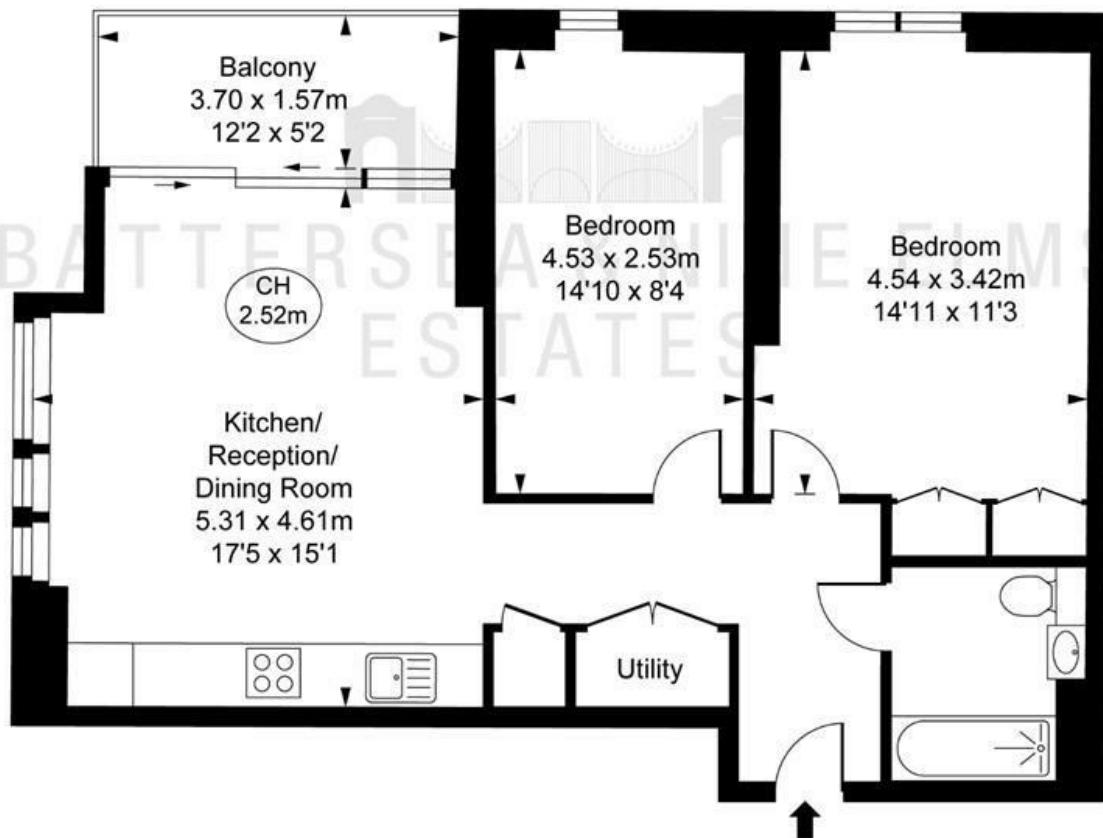


- Two bedroom apartment on a high floor
- Modern Bathrooms
- Open-plan kitchen and reception
- Private balcony
- 2 Good-sized Bedrooms
- Excellent location





Point West,
Cromwell Road, SW7
Approximate Gross Internal Area
67.50 sq m / 727 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	