

St. Gabriel Walk, London SE1 6FB

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welcome to

St. Gabriel Walk, London

We are delighted to introduce this stunning two double bedroom two bathroom apartment situated on the eleventh floor of the exclusive One the Elephant development in SE1, situated on the favoured Northern corner of the block which houses the largest units. Available for sale with no onward chain, this modern property enjoys floor to ceiling windows and a bright and airy open plan kitchen/reception area leading into the private balcony with sweeping views of London's skyline, the houses of parliament and the Shard. Boasting excellent transport links, the property is just a two minute walk from Elephant and Castle station (Northern & Bakerloo Lines and Overground), along with multiple bus links. You also have access to all parts of the city and an ample choice of local cafes, restaurants, and shops. Further benefits of the residency include 24-hour concierge service, a communal function room available for booking by residents, lift access and bike storage as well as a roof grow garden.

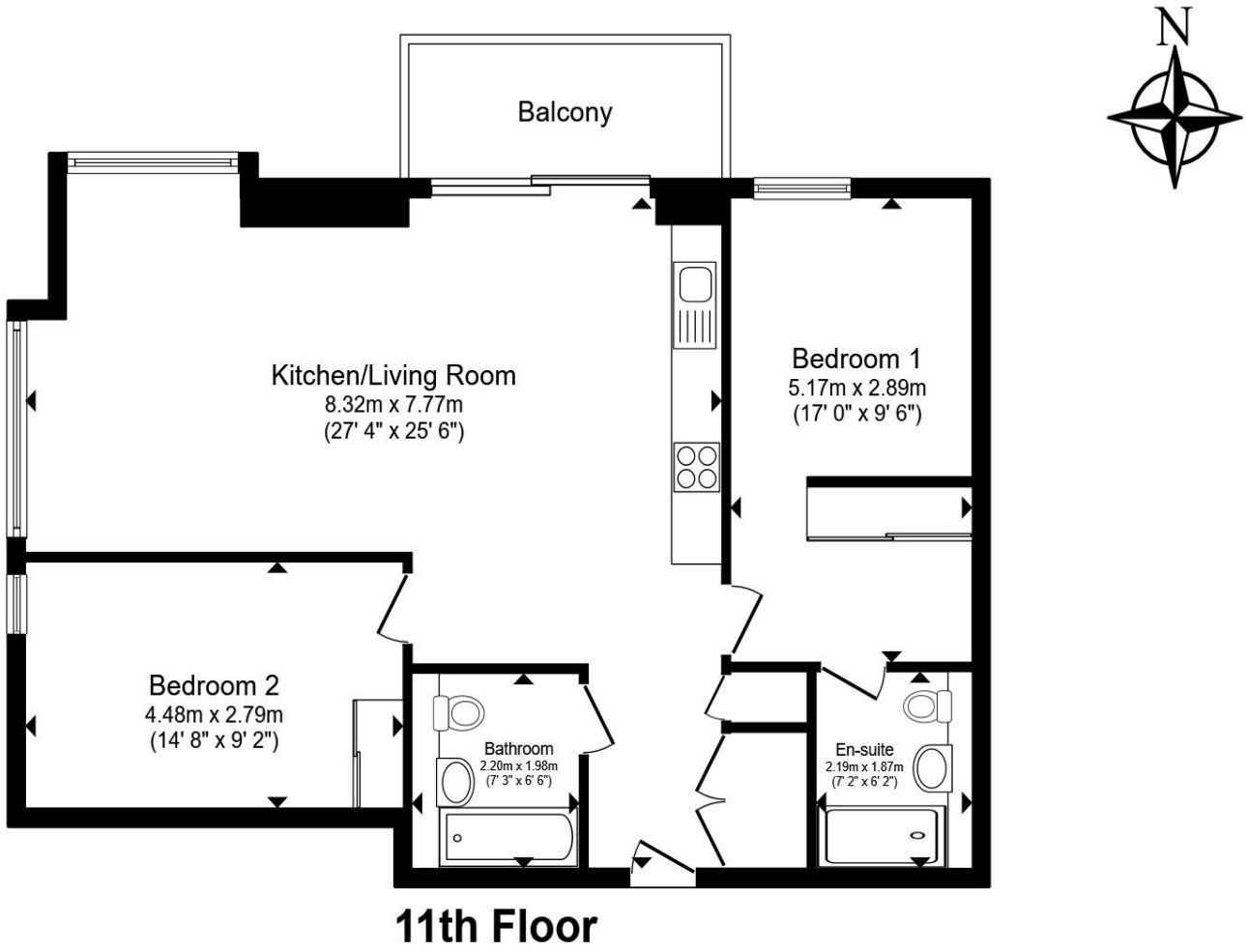
Internal viewings are strongly advised.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









11th Floor

Total floor area 81.2 m² (874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Two Double Bedrooms
- En Suite/Dressing Area to Master
- No Onward Chain
- 24hr Concierge Service
- Large Private Balcony

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 8000.00
Ground Rent: 400.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£800,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT111273

The Property Ombudsman

Property Ref:
KGT111273 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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