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**Hayles Buildings Elliotts Row, London SE11**

  
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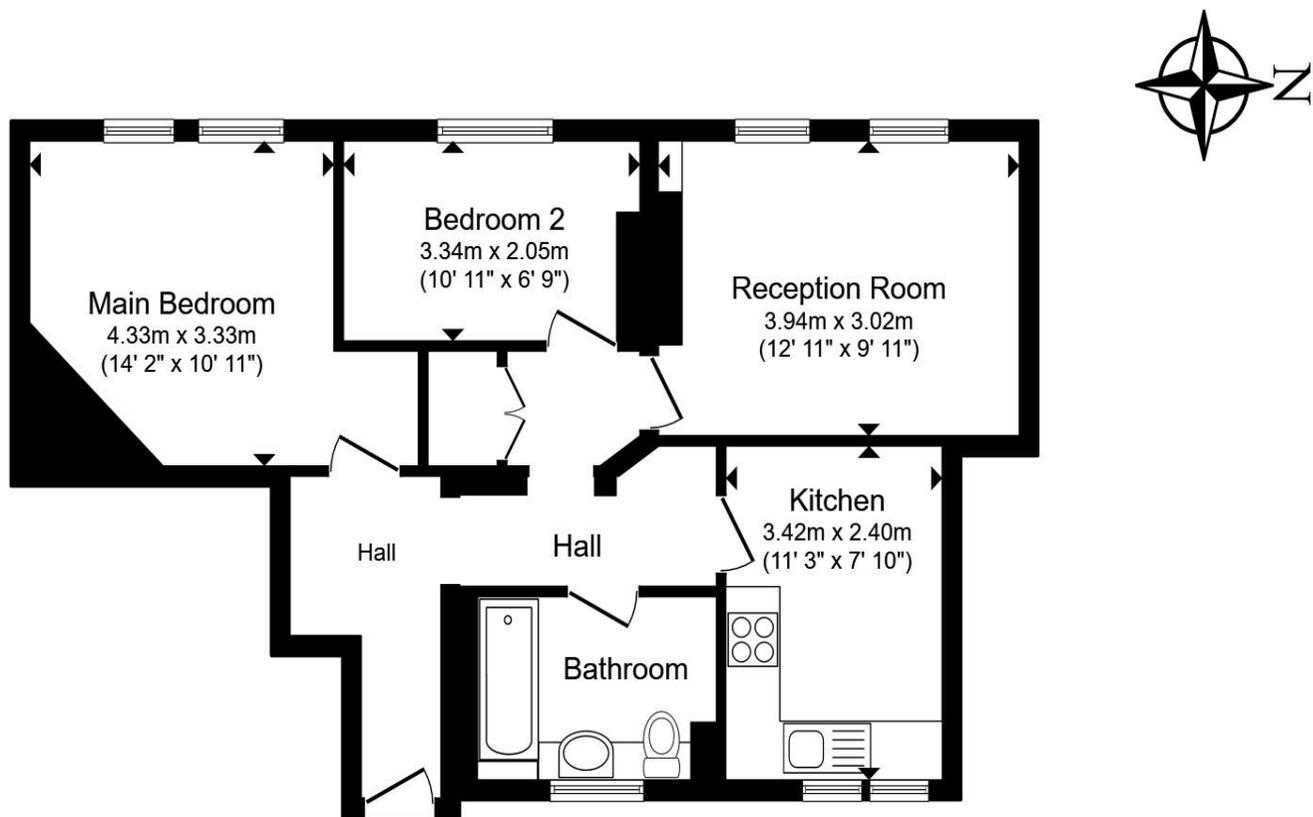
## **Hayles Buildings Elliotts Row, London**

Located just moments from Elephant & Castle station is this fantastic two double bedroom purpose-built apartment. Situated on the second floor of this imposing period mansion block, the property is offered to the market in excellent internal condition and is available for sale with no onward chain. The property also benefits from a healthy length lease. Boasting excellent transport links, the property is just a short walk from Elephant and Castle station (Northern & Bakerloo Lines and Overground) and the rapidly evolving Elephant Park regeneration zone, 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.

All accommodation is accessed off a central entrance hall to include two double bedrooms, living room, separate kitchen/breakfast room and bathroom.

Early viewings are advised to avoid disappointment.





## Floor Plan

Total floor area 58.4 m<sup>2</sup> (629 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](http://www.propertybox.io)

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## Hayles Buildings Elliotts Row, London

- Two Double Bedrooms
- No Onward Chain
- Second Floor
- Period Mansion Block
- Sought After Central Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2569.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Nov 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



**view this property online** [barnardmarcus.co.uk/Property/KGT110778](https://www.barnardmarcus.co.uk/Property/KGT110778)



Property Ref:  
KGT110778 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property



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**020 7735 0922**



[Kennington@barnardmarcus.co.uk](mailto:Kennington@barnardmarcus.co.uk)



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**