



## St. Gabriel Walk, London

**Asking Price £1,300,000**

Welcome to this beautiful apartment located in the desirable One The Elephant development, boasting far reaching views across London. This delightful property boasts a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. With three well-proportioned bedrooms and two bathrooms there is ample space for families or those seeking a comfortable home office. This development is equipped with 24 hour concierge and residents lounge.

One The Elephant is situated in a vibrant area, offering easy access to local amenities, transport links, and green spaces. This apartment presents a wonderful opportunity for anyone looking to enjoy the best of London living in a stylish and comfortable setting. Don't miss the chance to make this lovely apartment your new home.

Approx. 240 years remaining on lease  
Ground rent amount: Ask agent  
Ground rent review period: Ask Agent  
Service charge amount: approx.: Ask agent  
Council tax band: G (Southwark Council)

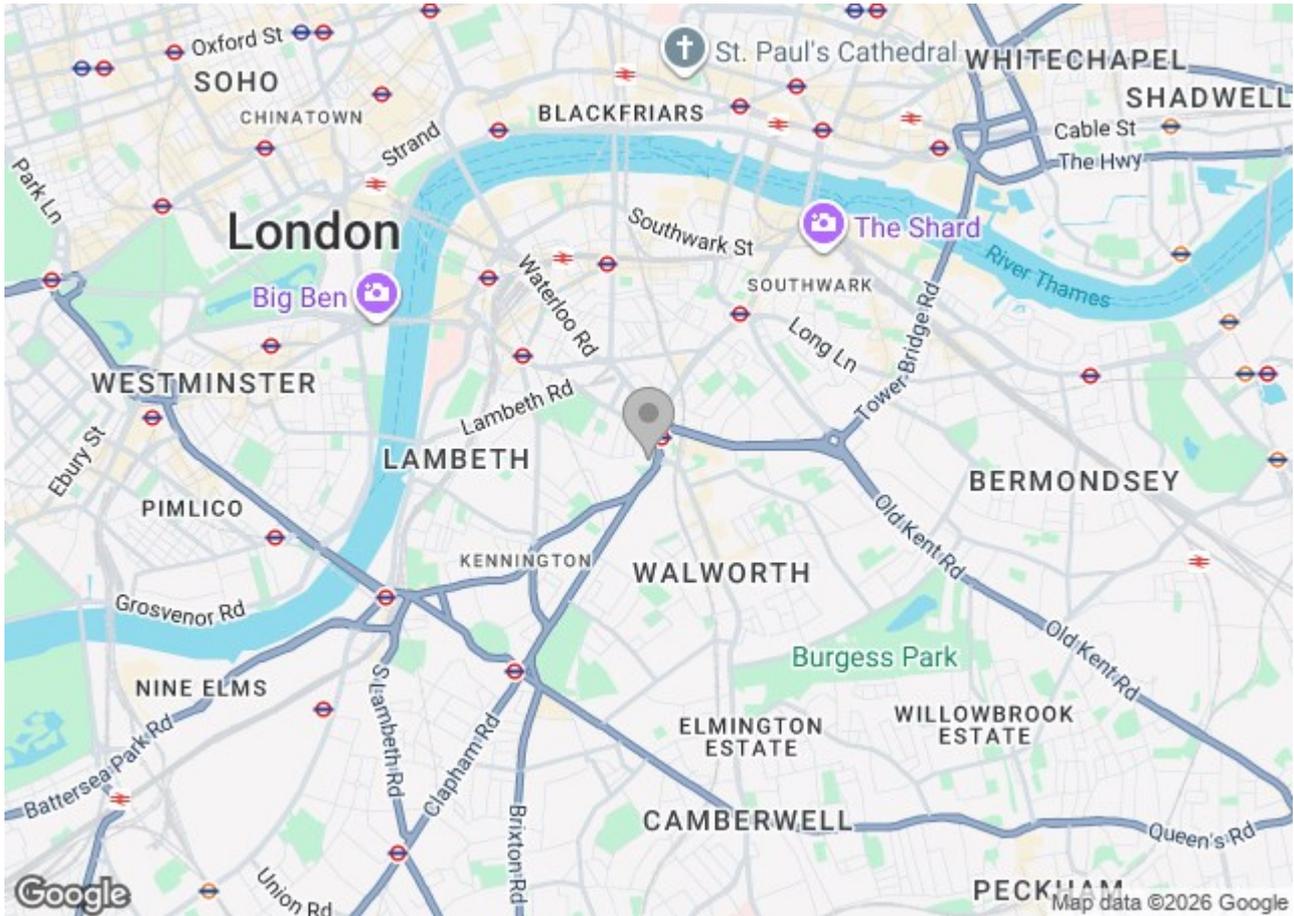
Electricity supply – Mains | Heating & Cooling – Communal | Water supply – Mains | Sewerage – Mains | Internet: Ftp | Lift Access | Cladding: EWS1 Certificate available

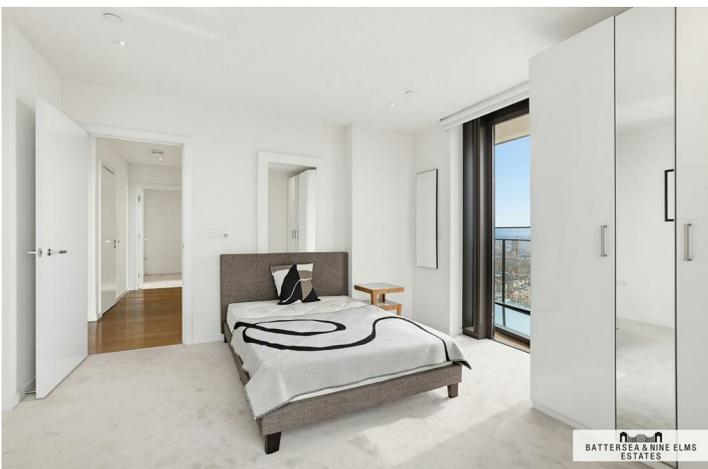
To check broadband and mobile phone coverage please visit Ofcom  
To check planning permission please visit Southwark Council Website, Planning & Building Control

# St. Gabriel Walk London



- Three bedrooms
- Two bathrooms
- 24 hour concierge
- Residents lounge
- Private balcony

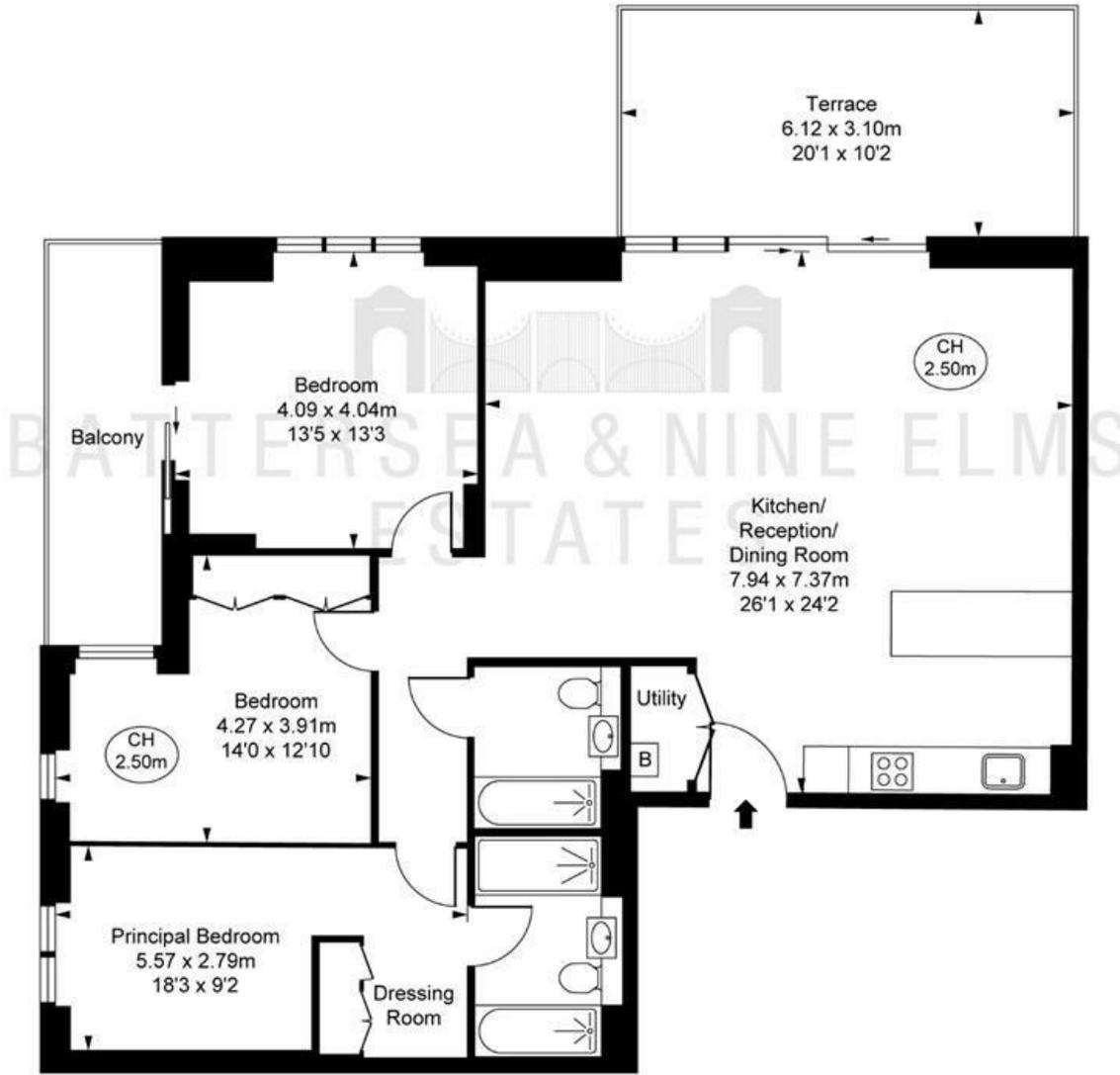




Floor Plan

One The Elephant,  
 St. Gabriel Walk, SE1  
 Approximate Gross Internal Area  
 116.28 sq m / 1,252 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
	85	85	
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>			<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>
England & Wales	EU Directive 2002/91/EC		England & Wales