



Hurlock Heights, Elephant Park, Elephant & Castle, SE17

Asking price **£825,000** | Leasehold



Hurlock Heights, Elephant Park, Elephant & Castle, SE17



2 Bedrooms



2 Bathrooms



1 Reception



Balcony



24-Hour Concierge



Gymnasium



Secure Cycle Storage



Communal Gardens



0.2 MI Elephant & Castle

PHOTOS OF KITCHEN AND BATHROOM ARE FOR ILLUSTRATIVE PURPOSES ONLY

A pristine, light two bedroom property boasting 850 sq ft of living space in Hurlock Heights, a tower forming part of the impressive Elephant Park development, located a short walk from all the amenities of Elephant and Castle. The bright open-plan kitchen/ living room opens onto a generous private balcony and features a stylish kitchen with integrated appliances, large floor-to-ceiling glazing allowing for plenty of natural light, wood flooring and recessed lighting. There is a generous master bedroom with fitted storage and an en suite as well as a further good-sized second bedroom and family bathroom. There

is good storage throughout the property. The property also benefits from a good energy efficiency rating.

Residents benefit from an array of facilities which will include a 24-hour concierge service, gymnasium, secure cycle storage and communal gardens. There are several amenities located nearby including bars, cafés, restaurants and the many green spaces within Elephant Park. The development is located close to Elephant and Castle National Rail and Underground stations (4mins walk), providing Underground and Rail services for commutes towards the City and West End. The property is serviced by Thameslink, southeastern, Bakerloo and Northern Line, opening a plethora of transport links.

Tenure: Leasehold (243 years remaining)

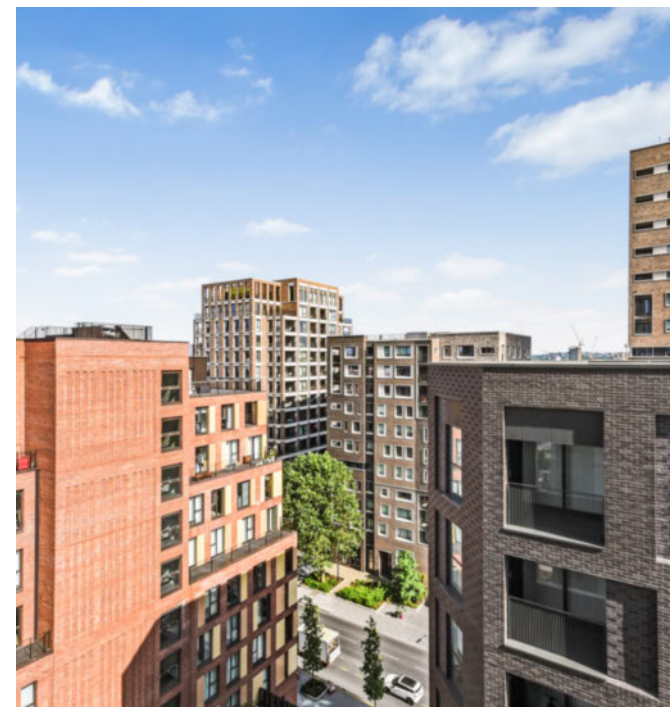
Local Authority: Southwark Council

Ground Rent: £500 p.a.

Council Tax Band: E

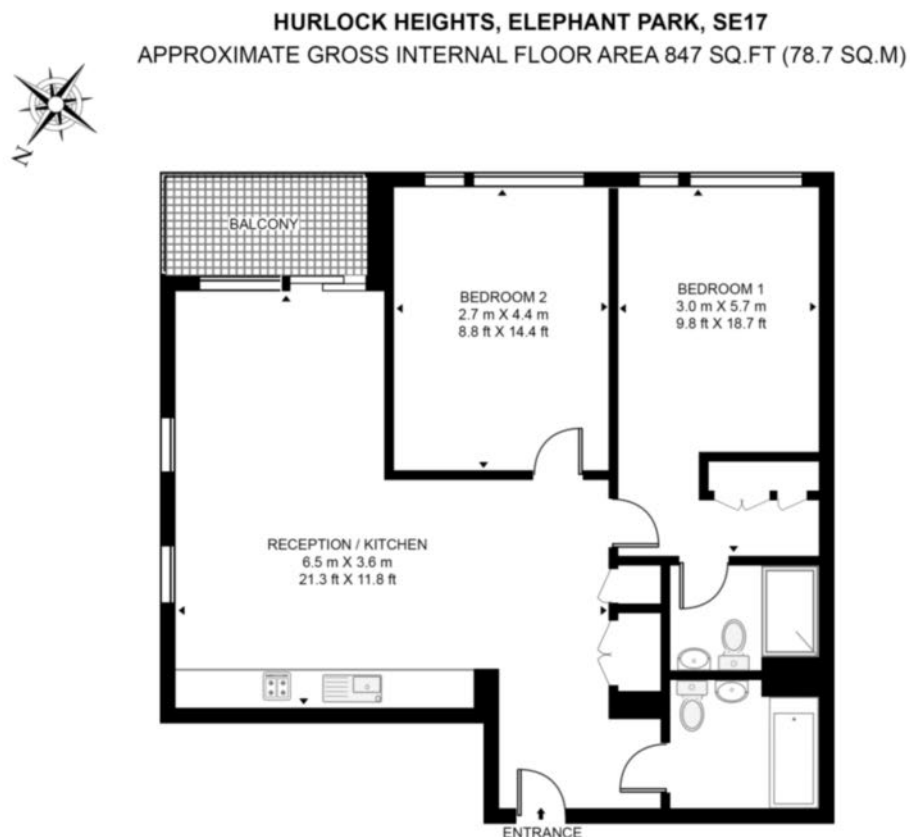
Service Charge: £7,009.28 p.a.

EPC: B



Floorplan

847 sq ft | 78.7 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Elephant & Castle

One The Elephant, 5 St Gabriel Walk, London, SE1 6FA

Sales

020 3869 2898 | eandc.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

chaseevans.com

 Chase Evans