



Walton Heights, Walworth Road, Elephant Park, Elephant & Castle, SE17

Asking price **£600,000** | Leasehold



Walton Heights, Walworth Road, Elephant Park, Elephant & Castle, SE17

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Communal Areas
-  Local Amenities
-  24-Hour Concierge
-  0.3 MI Elephant & Castle

A well-proportioned, one bedroom apartment situated in Walton Heights, Elephant Park. The generous open-plan living space features full-height glass sliding doors opening onto a balcony.

The modern, fully integrated kitchen complements the inviting atmosphere, while wood flooring and recessed lighting enhance the ambience. The spacious double bedroom includes a built-in wardrobe and is complemented by a sleek, contemporary bathroom.

Residents of West Grove will also have access to a 24-hour concierge service, communal garden, residents'

projector room and a rooftop space for inner city gardening or relaxing.

The development is located half a mile (or around a 10min walk) from Elephant & Castle National Rail and Underground stations, 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 up a plethora of transport links. Via Northern Line services Liverpool Street is just a 12min commute away.

Tenure:	Leasehold (244 years remaining)	Local Authority:	Southwark
Ground Rent:	£400 p.a.	Council Tax Band:	D
Service Charge:	£4,829.40 p.a.	EPC:	C

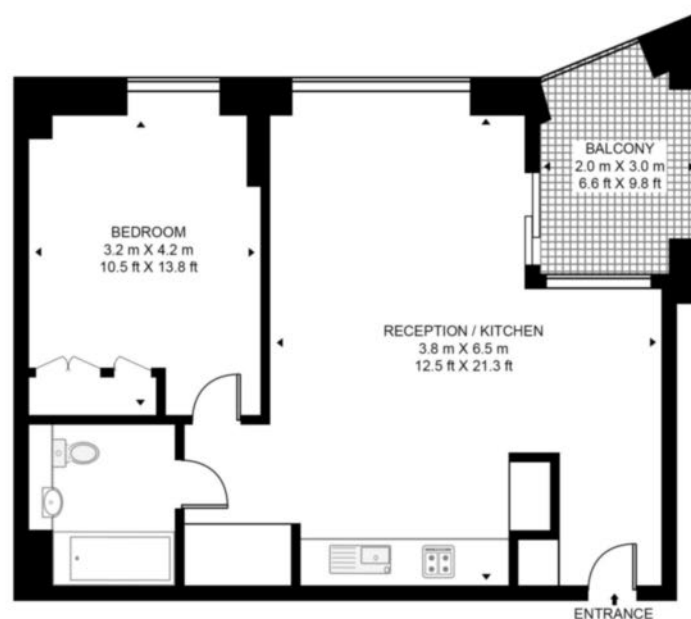


Floorplan

579 sq ft | 53.8 sq m



WALTON HEIGHTS SE1 APPROXIMATE GROSS INTERNAL FLOOR AREA 579 SQ.FT (53.8 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.

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Strata Tower, 10 & 12 Walworth Road, London, SE1 6EE

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020 3869 2191 | propertymanagement@chaseevans.com

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