



Walton Heights, Walworth Road, Elephant & Castle, SE17

Guide price **£865,000** | Leasehold



Walton Heights, Walworth Road, Elephant & Castle, SE17

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Communal Roof Terrace
-  Local Amenities
-  24-Hour Concierge
-  0.3 MI Elephant & Castle

Luxury two bed apartment within Walton Heights, Elephant Park SE17. Comprising a naturally bright dual aspect living area with full height windows leading to an additional 68sq/ft of dual aspect north-west/south-west facing balcony space.

Abespoke modern fitted kitchen with integrated appliances and a stylish, contemporary bathroom suite and two large double bedrooms with fitted wardrobes, master ensuite.

Residents will also have access to a 24-hour concierge service, café, crèche, residents' projector

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

There are a plethora of amenities located nearby One The Elephant including a range of bars & restaurants around Elephant Park and a brand new Shopping Centre immediately opposite which is currently under construction. The development is located a short stroll from Elephant and Castle station, serving Underground and rail links for journeys across the Capital.

Tenure:	Leasehold (245 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£500 p.a.	Council Tax Band:	E
Service Charge:	£6,337 p.a.	EPC:	C

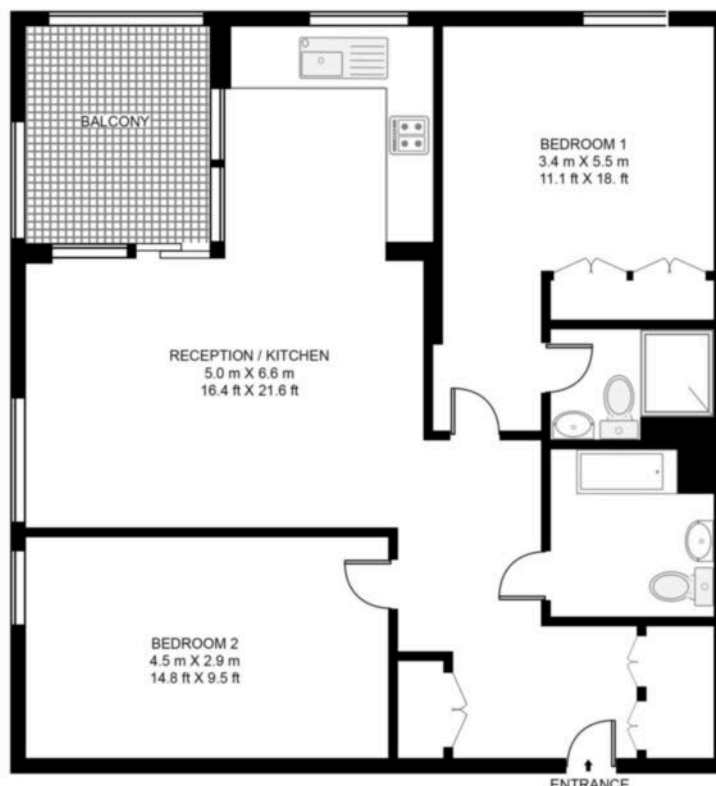


Floorplan

849 sq ft | 78.9 sq m



WALTON HEIGHTS, ELEPHANT PARK, SE17
APPROXIMATE GROSS INTERNAL FLOOR AREA 849 SQ.FT (78.9 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

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Sales

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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.

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