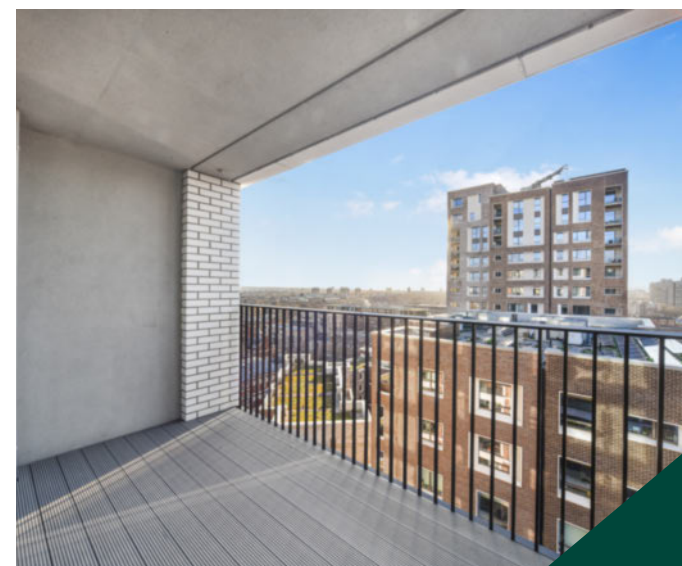




Baldwin Point, Sayer St, Elephant Park, SE17

Asking price **£680,000** | Leasehold



Baldwin Point, Sayer St, Elephant Park, SE17

-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Balony
-  Gymnasium
-  Local Amenities
-  24-Hour Concierge
-  0.3 MI Elephant & Castle

A two-bedroom, one-bathroom, double aspect apartment with a balcony in South Gardens, forming part of the popular Elephant Park development, close to all the amenities of Elephant and Castle, London, SE17.

This bright and luxurious apartment comprises an open plan kitchen/living and dining room with access to the balcony, two bedrooms and a modern bathroom. Features include, wood flooring, modern kitchen appliances and stylish bathroom fittings.

Residents benefit from a 24-hour concierge service

on the ground floor, gymnasium and a roof garden and residents' club room.

There are a plethora of excellent amenities located nearby including restaurants, bars, cafés, and the Castle Centre- a large sports and leisure facility with a gym, 25m swimming pool and multi-purpose courts.

The development is located a short distance away from Elephant and Castle station, which provides Underground and rail services to the City and West End.

Tenure:	Leasehold (241 years remaining)	Local Authority:	Southwark
Ground Rent:	£375 p.a.	Council Tax Band:	E
Service Charge:	£7,012.50 p.a.	EPC:	B



Floorplan

681 sq ft | 63.3 sq m



BALDWIN POINT, ELEPHANT PARK, SE17
APPROXIMATE GROSS INTERNAL FLOOR AREA 681 SQ.FT (63.3 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.

Strata
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Sales
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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.

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