0247 401 2020 | enquiries@globalhouseestates.com

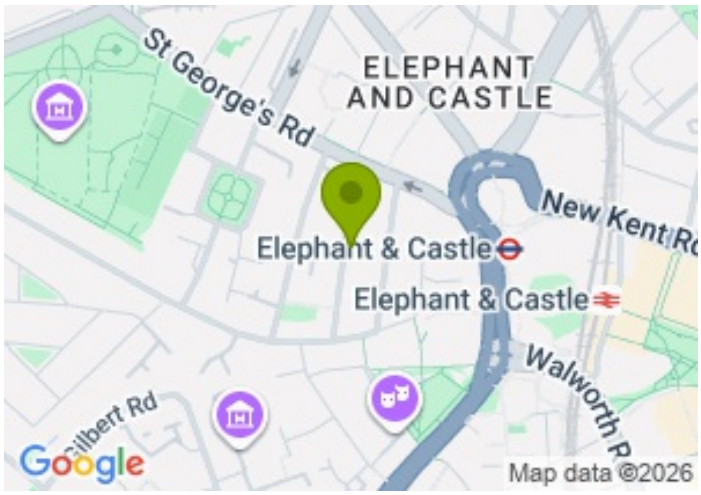
HAYLES BUILDING , ELLIOTTS ROW, ELEPHANT & CASTLE, LONDON

£375,000.00

1 1 1



- Spacious one-bedroom apartment
- Beautiful views of the London Eye and Elephant and Castle skyline
- Healthy lease
- Private parking
- Lift access
- Excellent access to transport links and local amenities
- Chain-free
- Low maintenance charges



Propety Description

Set within the charming and historic Elliotts Row, this bright and well-presented one-bedroom flat is located on the third floor in a Victorian red brick building in the sought-after Elephant and Castle Conservation Area, offering an excellent opportunity for both first-time buyers and investors alike.

The property enjoys stunning panoramic views from every window, stretching towards the iconic London Eye and across the vibrant centre of Elephant and Castle.
The apartment comprises a light and inviting lounge and a well-appointed separate kitchen complete with integrated appliances. The wooden flooring throughout and sash windows create a warm and elegant atmosphere.
The spacious double bedroom offers plenty of space for storage. The property is complete with a three-piece bathroom and a long hallway that features two useful built-in storage cupboards for added convenience.

Residents benefit from lift access within the block, while the private parking provides a valuable and practical advantage in this central location. Visitors could also obtain a guest permit at a cost of just £1.70 per day, granting them access to the congestion zone. A second permanent permit could also be purchased at the cost of £82.50 per year.

The exterior of the building is known for its appearance in ''Harry Potter and the Prisoner of Azkaban'', enhancing its sense of local and cultural significance.

Perfectly positioned, the property is just a short stroll from Elephant and Castle area, offering a wide mix of restaurants, bars, and leisure facilities, alongside excellent transport links for easy connections across London with Northern, Bakerloo line and National Rail within five minute walk from the property.

The property is currently tenanted and can be offered with vacant possession. Contact Global House Estates for more information.

Length of lease: circa 177 years remaining
Service charge: circa £2,322 per annum
Ground rent: £10.00 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

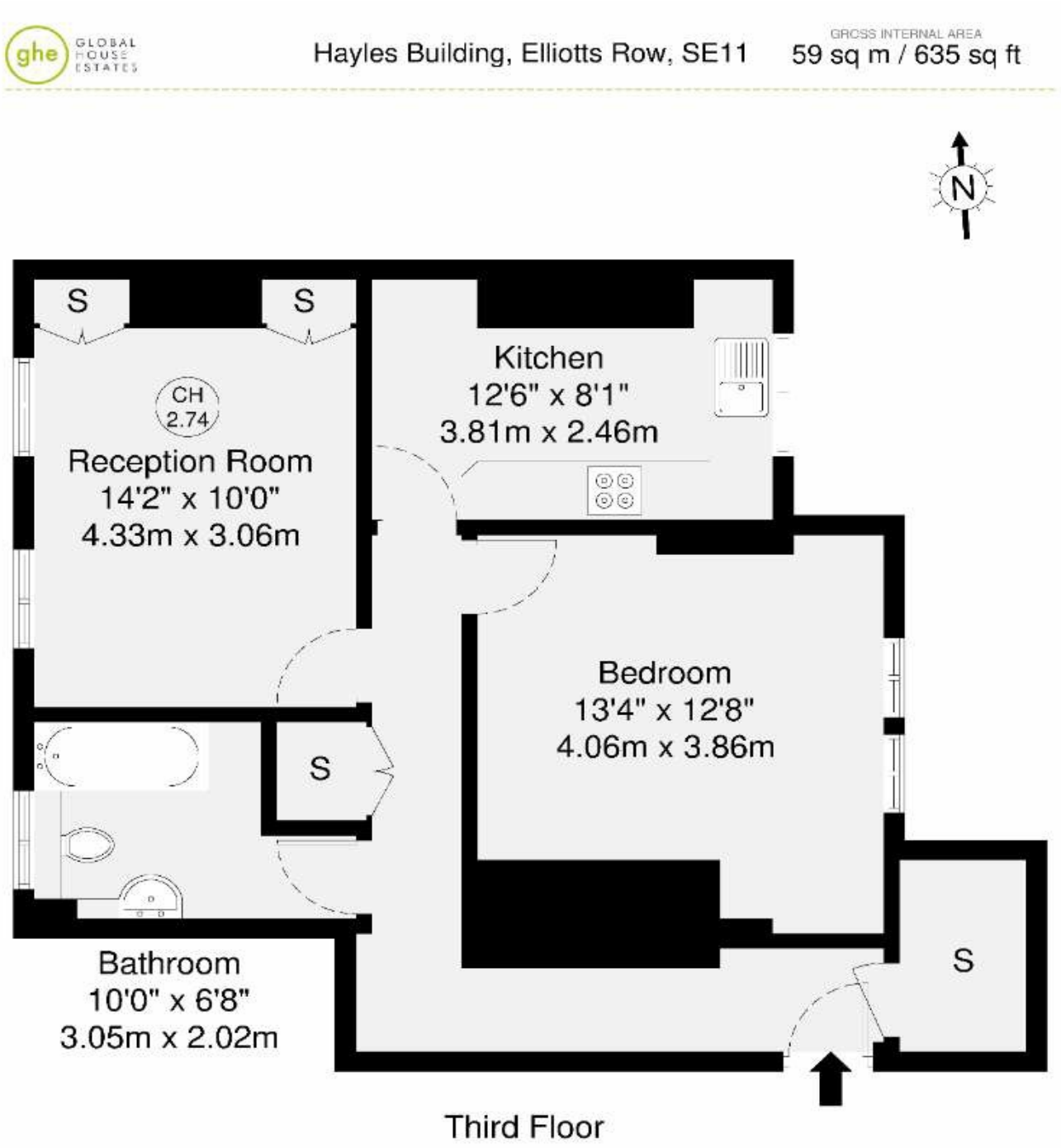
Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

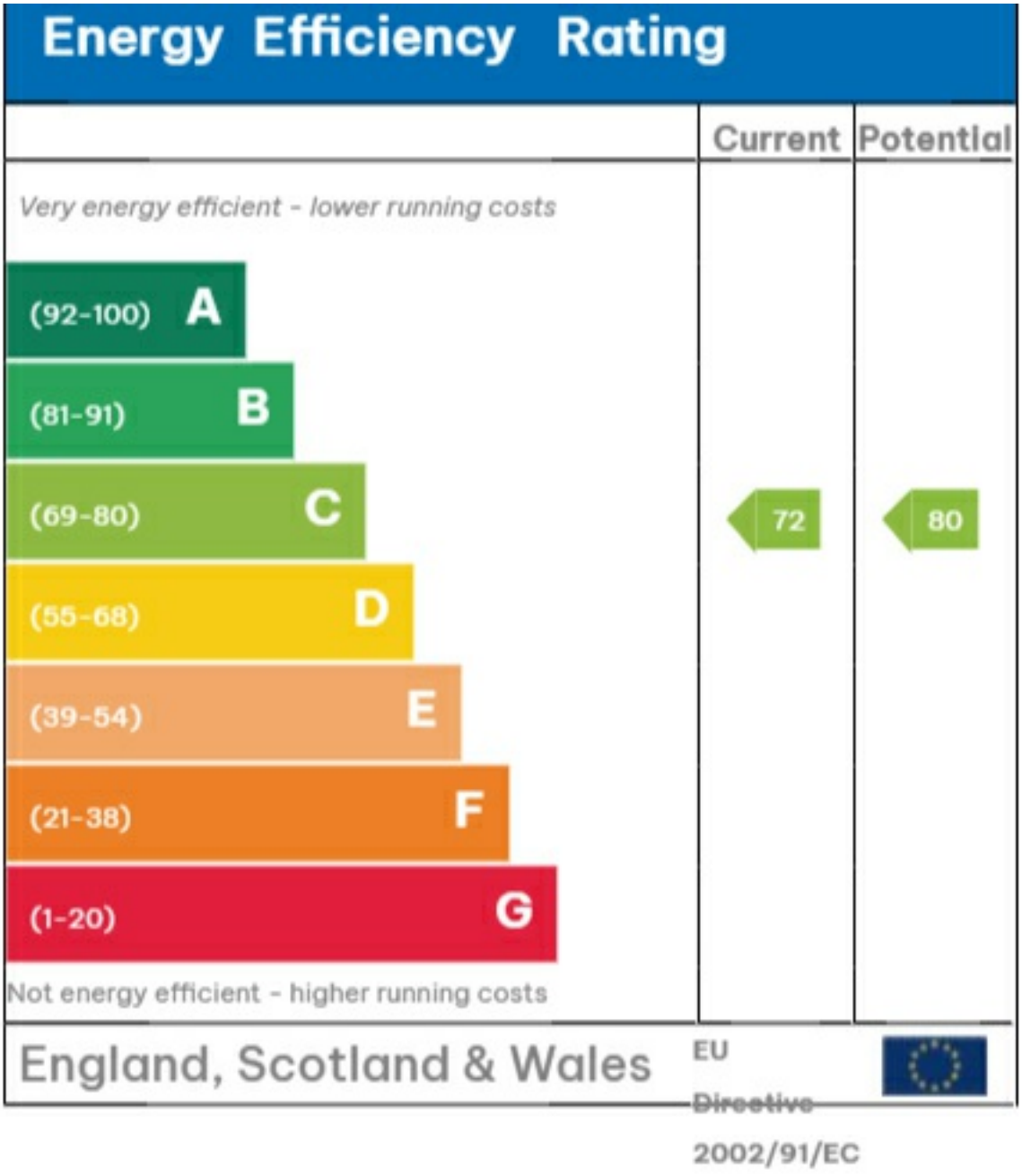
Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

Floor plan


GLOBAL HOUSE ESTATES
Hayles Building, Elliotts Row, SE11
GROSS INTERNAL AREA
59 sq m / 635 sq ft
N
S
S
CH
2.74
Reception Room
14'2" x 10'0"
4.33m x 3.06m
Kitchen
12'6" x 8'1"
3.81m x 2.46m
Bedroom
13'4" x 12'8"
4.06m x 3.86m
S
S
Bathroom
10'0" x 6'8"
3.05m x 2.02m
Third Floor
GROSS INTERNAL AREA (GIA)
59 sq m / 635 sq ft
TOTAL STORAGE SPACE
0.0 sq m / 0.0 sq ft
EXTERNAL FEATURES
3.9 sq m / 41 sq ft
RESTRICTED HEAD HEIGHT
0.0 sq m / 0.0 sq ft
Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
Maison VUE

EPC


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
80
England, Scotland & Wales
EU Directive 2002/91/EC



















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