



Walton Heights, West Grove, Elephant Park, Elephant & Castle, SE17

Asking price **£440,000** | Leasehold



Walton Heights, West Grove, Elephant Park, Elephant & Castle, SE17

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Gymnasium
-  Local Amenities
-  24-Hour Concierge
-  0.2 MI Elephant & Castle

A stylish and contemporary, one bedroom apartment set within the sought-after Walton Heights, apart of the Elephant Park development.

The property boasts a spacious open-plan living area, enhanced by full-height glass sliding doors that flood the space with natural light and open onto a generous private balcony, enjoying far-reaching views. The sleek, fully fitted kitchen comes complete with integrated appliances.

The well-proportioned double bedroom features a fitted wardrobe, while a beautifully finished modern bathroom completes this attractive home.

Residents benefit from an array of facilities which will include a gymnasium, communal gardens, secure cycle storage and a 24-hour concierge service.

There are several amenities located nearby including bars, cafés, restaurants and the Elephant and Castle Shopping Centre. The development is located close to Elephant and Castle National Rail and Underground stations, providing Underground and Rail services for commutes towards the City and West End.

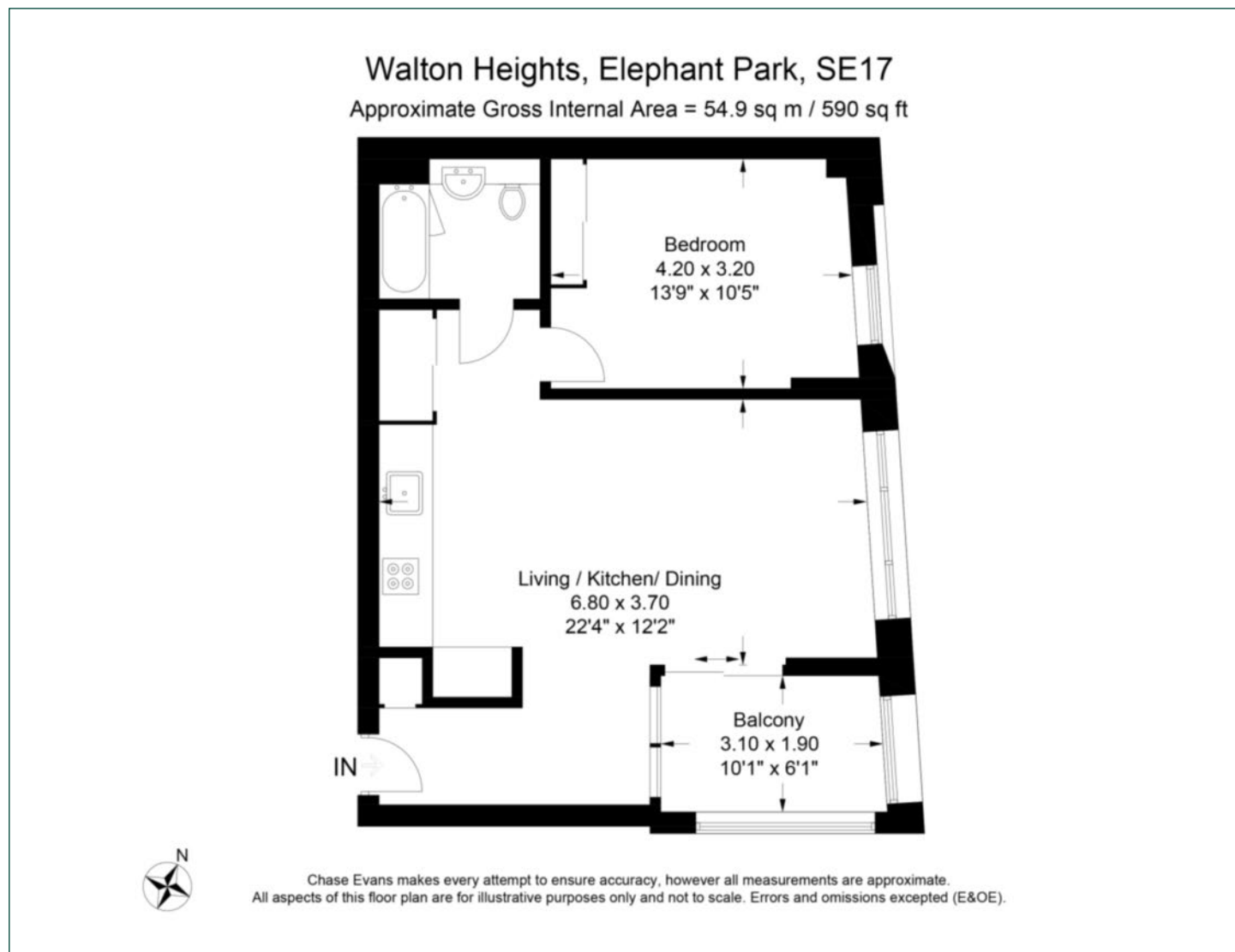
The property is serviced by Thameslink, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links.

Tenure:	Leasehold (240 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£400 p.a.	Council Tax Band:	D
Service Charge:	£4,400 p.a.	EPC:	C



Floorplan

590 sq ft | 54.9 sq m



Elephant & Castle

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

Sales

020 3869 2898 | eandc.sales@chaseevans.co.uk

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