



Tyler Court, New Paragon Walk, Trafalgar Place, Elephant & Castle, SE17

Guide price **£500,000** | Leasehold



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

A contemporary one bedroom apartment located within Tyler Court, part of Trafalgar Place, the inaugural phase of Elephant Park. This residence features an open-plan living area with expansive floor-to-ceiling windows that open onto a spacious private balcony.

The stylish high-gloss fitted kitchen comes with integrated appliances, complemented by wood flooring, soaring ceilings, a generous double bedroom, and a modern bathroom suite.

Trafalgar Place is within 5 - 7 minutes walk of Elephant & Castle station and residents have access to 24-hour

concierge, an enormous communal gardens and roof terrace with far reaching views of London and secure cycle storage. Tyler Court is one of the seven residential buildings of Trafalgar Place which is the earliest phase of Elephant Park, a fantastic development in the heart of London.

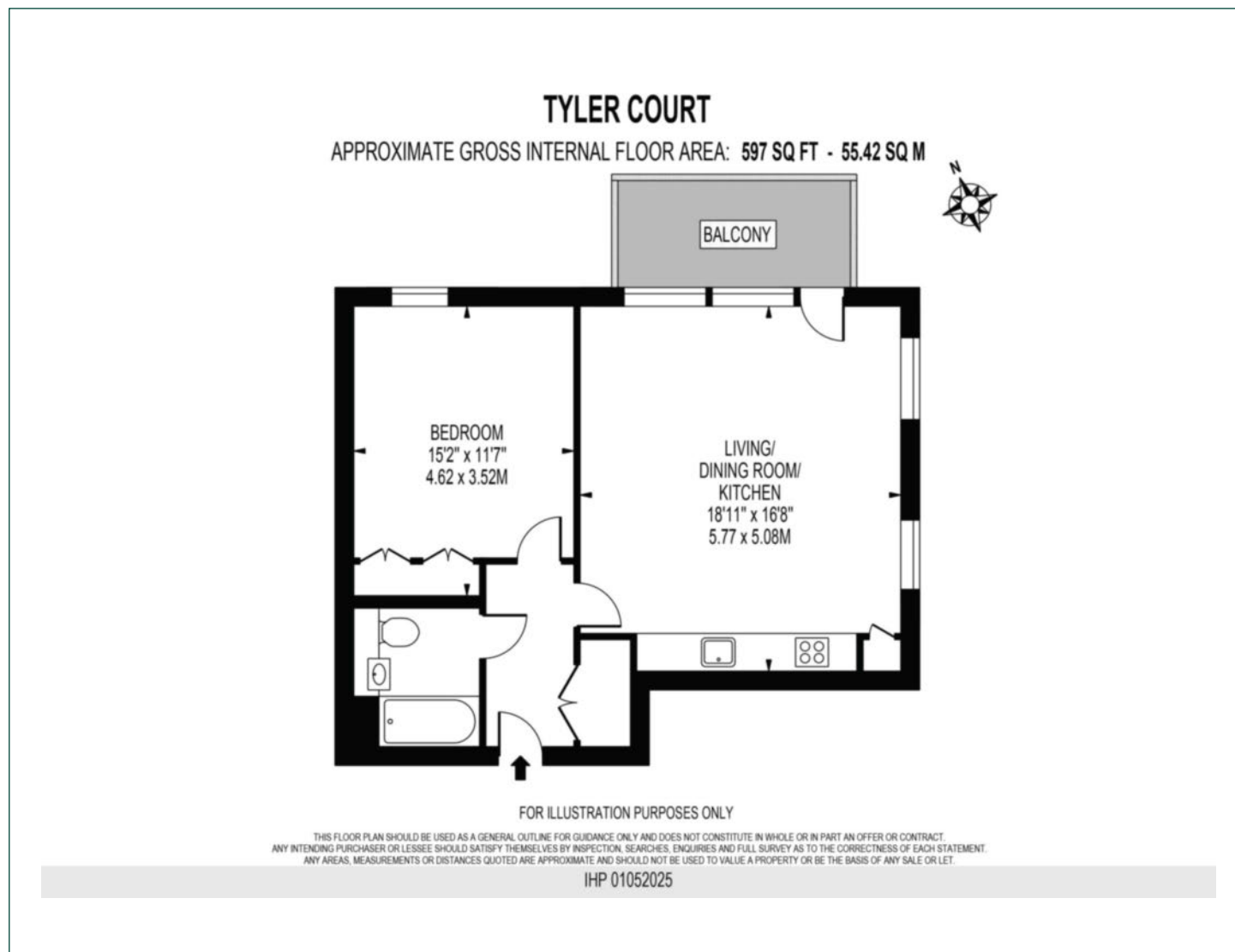
Elephant and Castle offers Zone 1 convenience, leafy Victorian streets, great restaurants, cafes, parks and green spaces. Additionally, Elephant and Castle (0.6 miles) has a mainline station, 2 Underground lines (Northern and Bakerloo) and the area is served by numerous bus routes.



Tenure:	Leasehold	Local Authority:	Southwark
Ground Rent:	£100 p.a.	Council Tax Band:	D
Service Charge:	Circa £5,062 p.a.	EPC:	B

Floorplan

597 sq ft | 55.42 sq m



Strata

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

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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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