



Baldwin Point, Sayer Street, Elephant and Castle, SE17

Asking price **£460,000** | Leasehold



Baldwin Point, Sayer Street, Elephant and Castle, SE17

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

A beautifully presented one-bedroom apartment set within Baldwin Point, part of the highly acclaimed Elephant Park development.

Designed with contemporary living in mind, this stylish home offers a bright and spacious reception area with elegant wood flooring, seamlessly flowing into a sleek open-plan kitchen fitted with high-quality integrated appliances.

Floor-to-ceiling glazing floods the apartment with natural light, enhancing the sense of space throughout. The generously proportioned bedroom benefits from fitted wardrobes, while the sophisticated bathroom is finished with modern fixtures and premium fittings and a private balcony.

Residents will also have access to a 24-hour concierge service, gymnasium, communal garden, café, crèche, residents' projector room and a rooftop space for inner city gardening or relaxing. There are a plethora of amenities located nearby One The Elephant including restaurants, cafés.

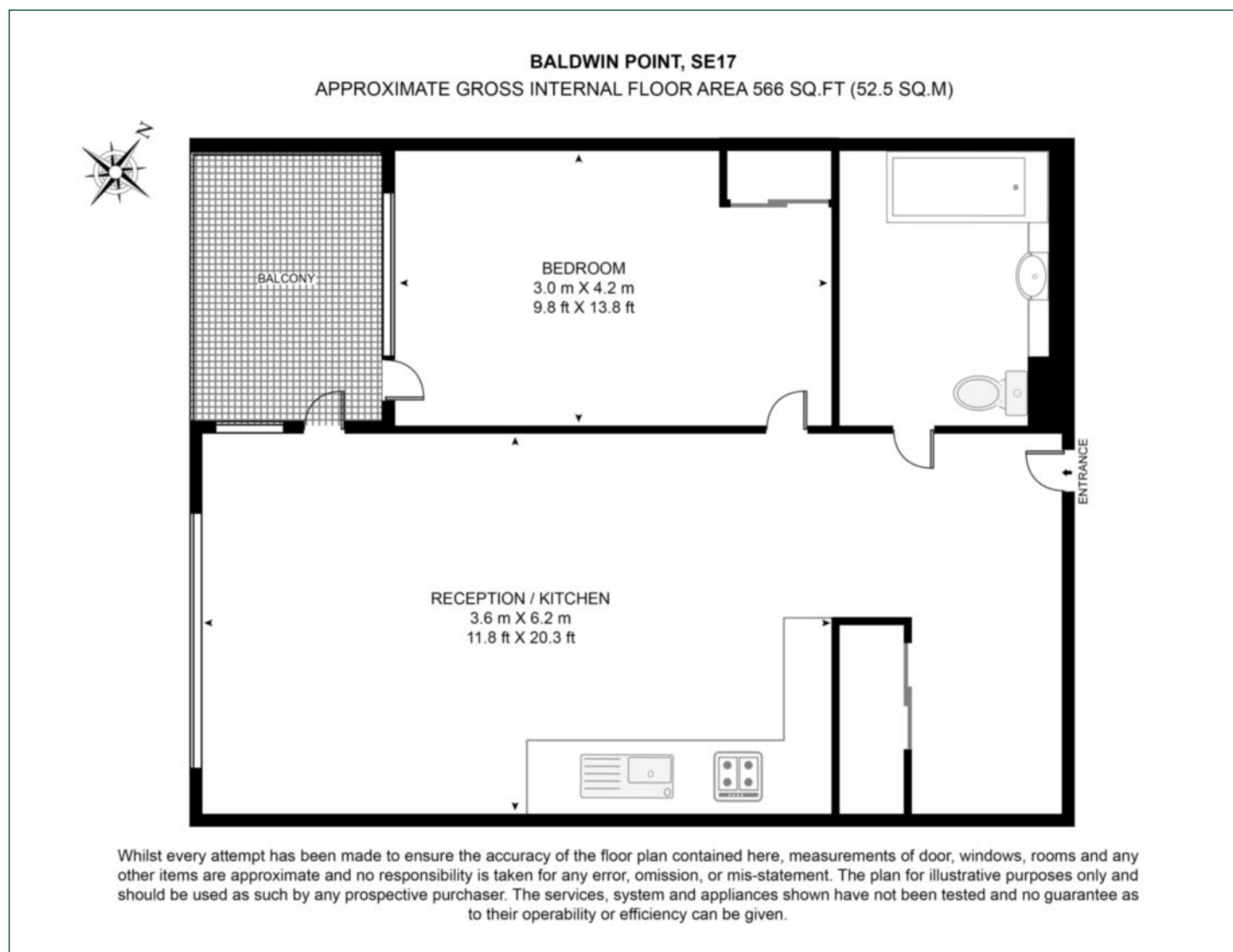
The development is located half a mile (or around a 10min walk) from Elephant & Castle National Rail and Underground stations, providing Underground and Rail services for commutes towards the City and West End. The property is serviced by Thameslink, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links. Via Northern Line services Liverpool Street is just a 12min commute away.



Tenure:	Leasehold (239 years remaining)	Local Authority:	Southwark
Ground Rent:	£300 p.a.	Council Tax Band:	E
Service Charge:	£2,790 p.a.	EPC:	B

Floorplan

566 sq ft | 52.5 sq m



Strata

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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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