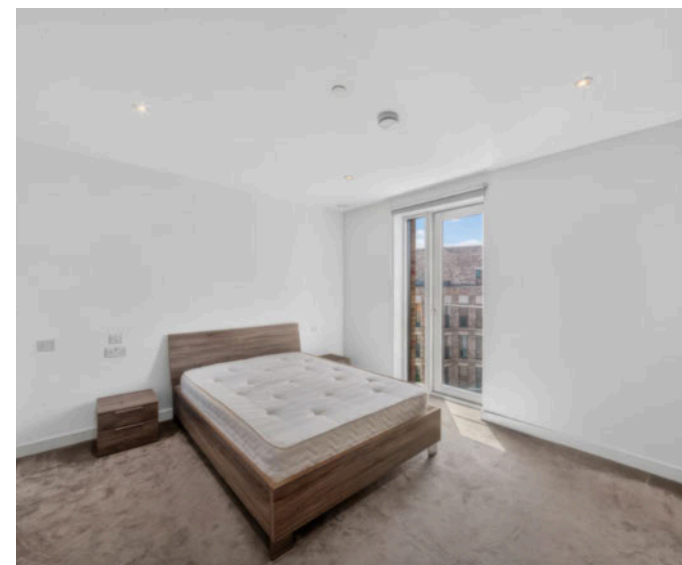




Rutherford Heights, Rodney Road, Elephant & Castle, SE17

Asking price **£485,000** | Leasehold



Rutherford Heights, Rodney Road, Elephant & Castle, SE17

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Secure Cycle Storage
-  Resident Parking
-  Concierge Service
-  Local Amenities
-  0.4 MI to Elephant & Castle

A bright and well-presented one-bedroom apartment set within the sought-after Trafalgar Place development. The property features a spacious open-plan living area, a fully integrated modern kitchen with high-quality appliances, floor-to-ceiling windows leading to a generous south-facing balcony, a double bedroom with built-in wardrobes, a contemporary bathroom, and underfloor heating throughout.

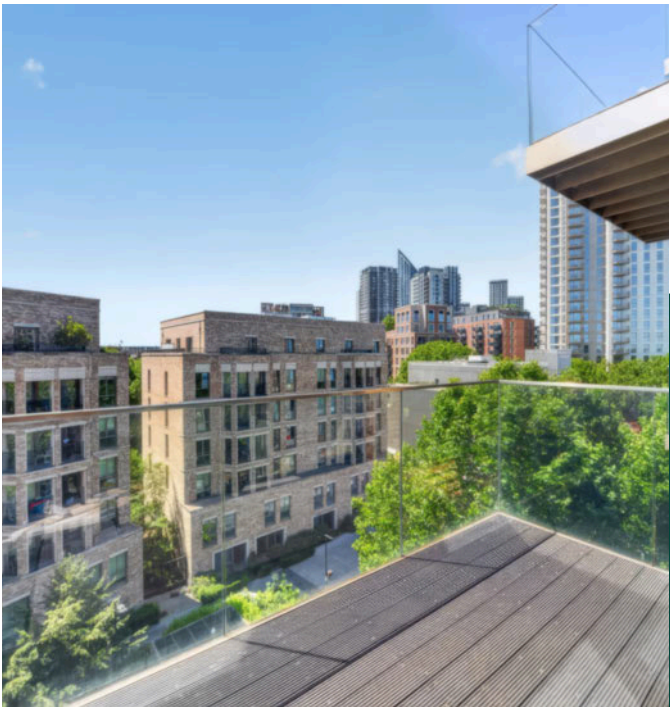
Residents benefit from a 24-hour concierge, a communal roof terrace and secure cycle storage. A wide selection of cafés, restaurants, bars and local

shops are all within easy walking distance.

Ideally located just moments from Elephant & Castle Underground and National Rail stations, the property offers excellent transport links across London, while the area's ongoing regeneration makes it an attractive choice for both owner-occupiers and investors.

Service Charge Includes Car Parking

Tenure:	Leasehold (239 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£300 per year	Council Tax Band:	D
Service Charge:	£2,672 bi-annually	EPC:	B



Floorplan

579 sq ft | 53.8 sq m



RUTHERFORD HEIGHTS, TRAFALGAR PLACE, SE17
APPROXIMATE GROSS INTERNAL FLOOR AREA 579 SQ.FT (53.8 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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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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