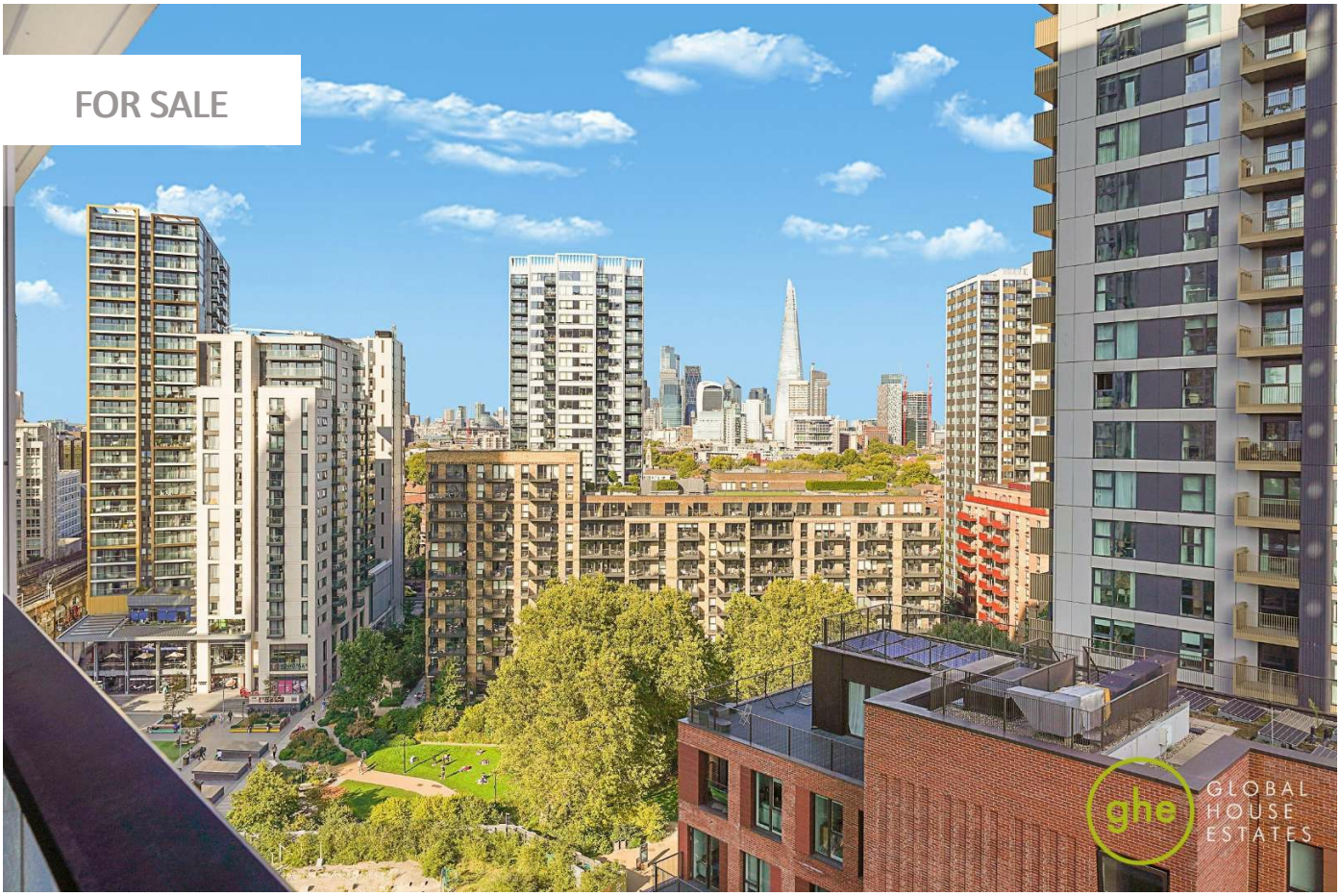
0247 401 2020 | enquiries@globalhouseestates.com

HURLOCK HEIGHTS, ELEPHANT AND CASTLE, LONDON

£500,000.00

1 | 1 | 1



- Large one bedroom apartment set on the 13th Floor
- Private Balcony
- Stunning views of the Shard and the city
- Long lease
- Short walk to Elephant & Castle tube and train stations
- 24-hour concierge service, residents' gym, communal gardens, and access to residents' lounge and work space



Propety Description

Price Guide: £500,000 - £530,000

GHE is proud to present this beautifully designed one-bedroom apartment in the sought-after Hurlock Heights development, part of the vibrant Elephant Park regeneration in Elephant & Castle. Situated just a 5 minute walk from Elephant & Castle Underground and National Rail stations, the property combines modern living with outstanding connectivity.

Located on the 13th floor, this bright and spacious home features a naturally light open-plan living area, enhanced by large windows offering exceptional views across London, including the Shard and the City skyline, while the sleek fitted kitchen comes fully equipped with integrated appliances. The private balcony extends the living space, making it the perfect spot for relaxing.
The generous double bedroom includes a built-in wardrobe for convenient storage. A stylish three-piece bathroom with contemporary fittings completes the home.
Additional highlights include engineered wood flooring, underfloor heating, and double-glazed windows throughout.A built-in storage cupboard in the hallway provides useful space for keeping everyday essentials neatly tucked away.

Residents benefit from an array of amenities, including a 24-hour concierge service, residents' gym, communal gardens, and access to residents' lounge
Perfectly located, Hurlock Heights offers access to a wealth of nearby restaurants, cafés, and local amenities. Excellent transport links include Northern and Bakerloo Line services, National Rail trains, ensuring swift connections across London and beyond.

Length of lease: Approximately 240 years remaining
Service charge: circa £4,716 per annum
Ground rent: £400.00 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

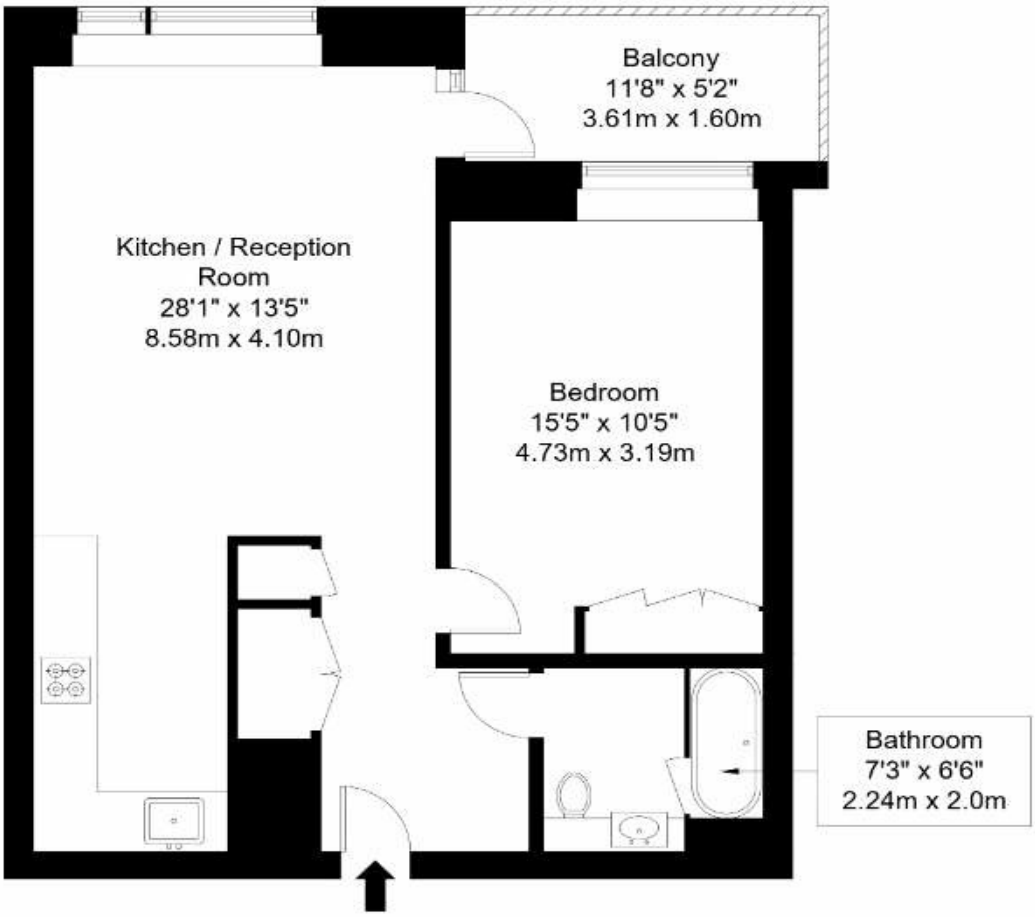
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from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional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

Floor plan

Deacon Street, SE1 6EW

Approx Gross Internal Area = 57.5 sq m / 619 sq ft
Balcony = 5.78 sq m / 62 sq ft
Total = 63.28 sq m / 681 sq ft



Thirteenth Floor

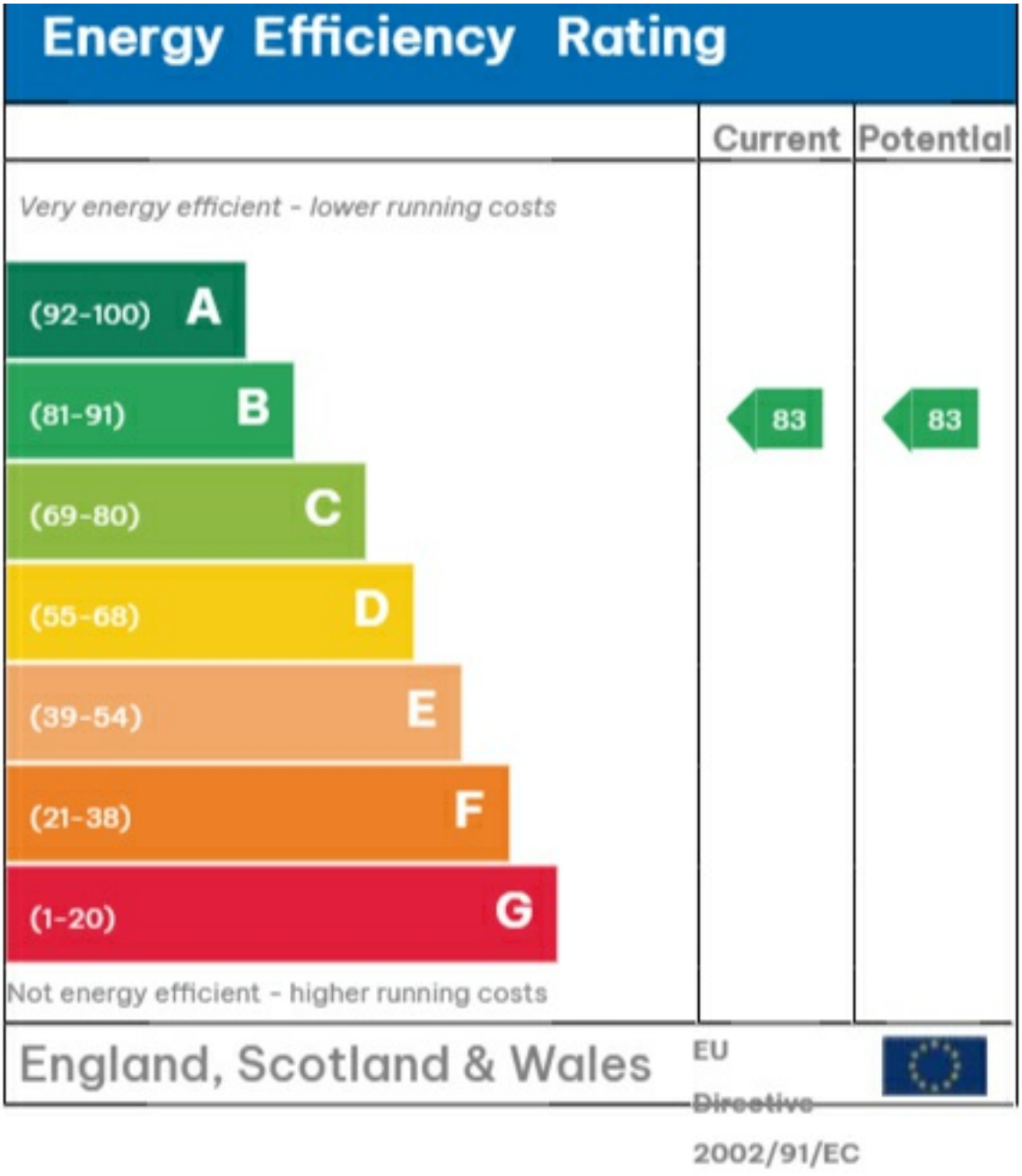
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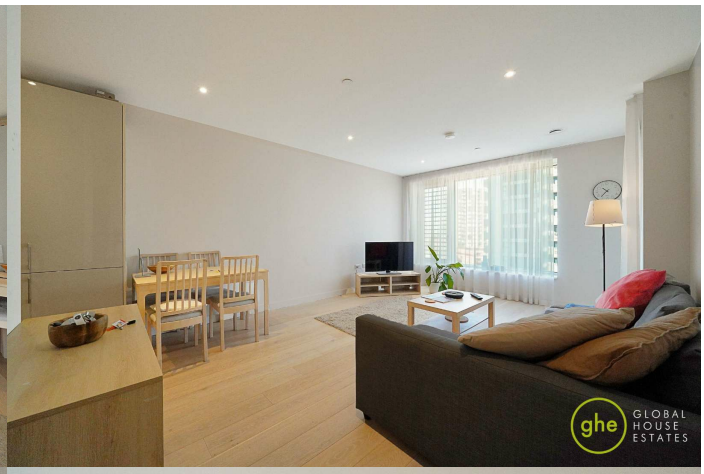
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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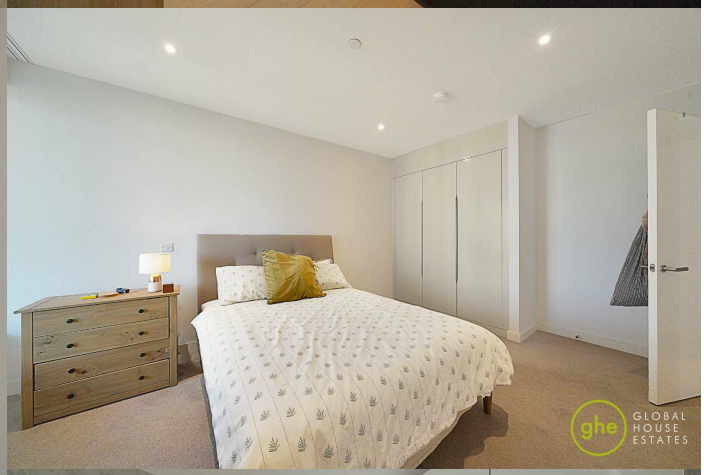
EPC


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
83
83
England, Scotland & Wales
EU Directive 2002/91/EC



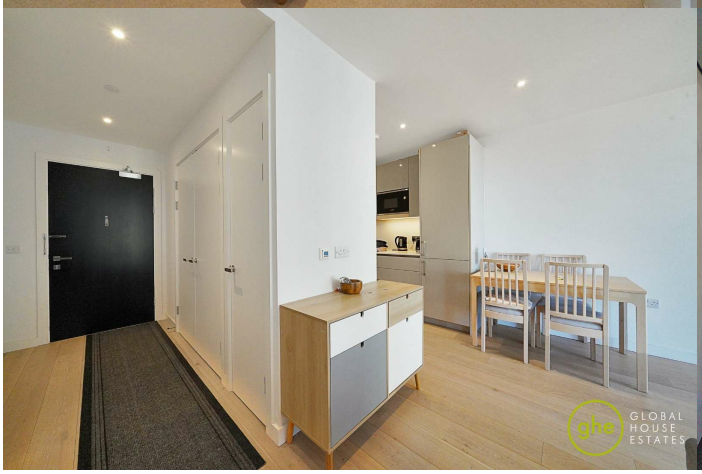


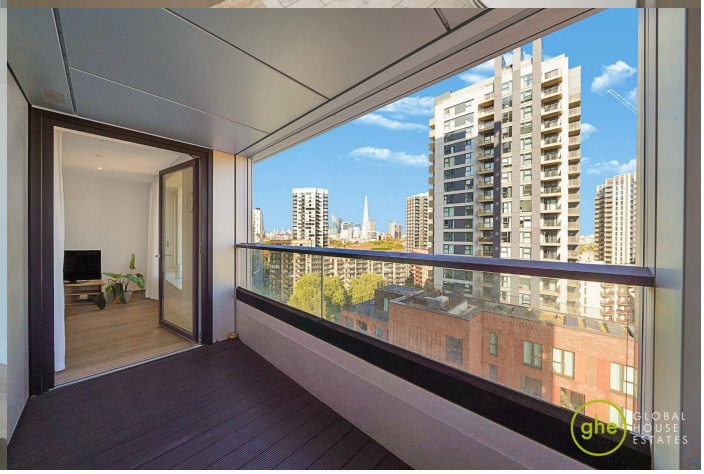


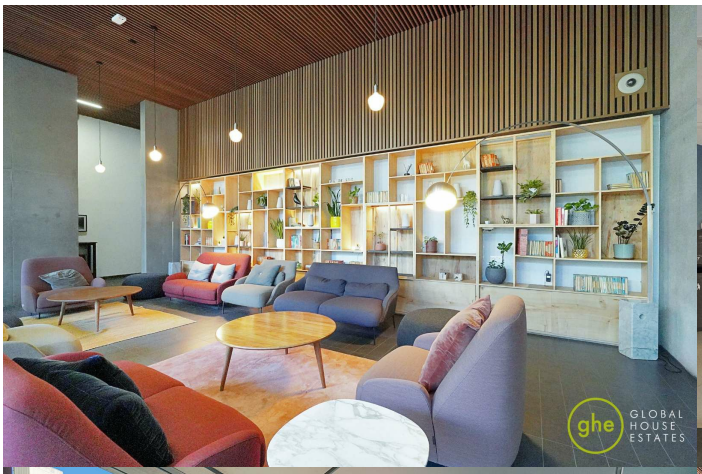


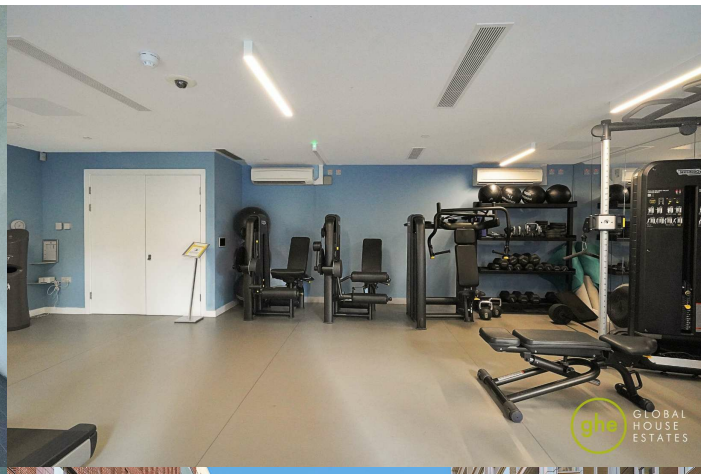




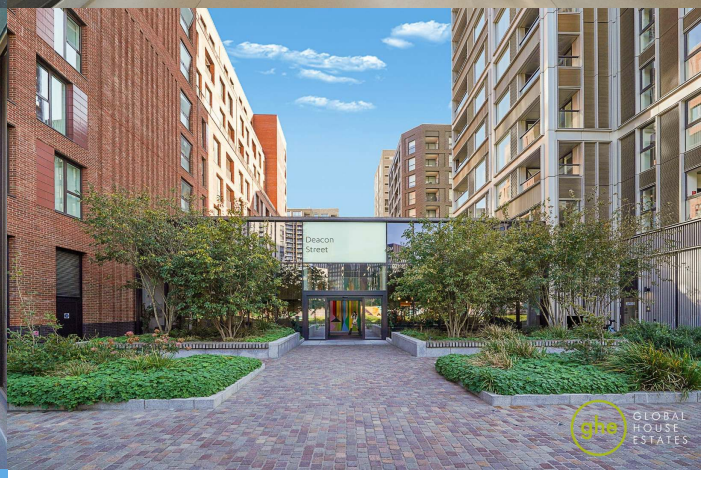




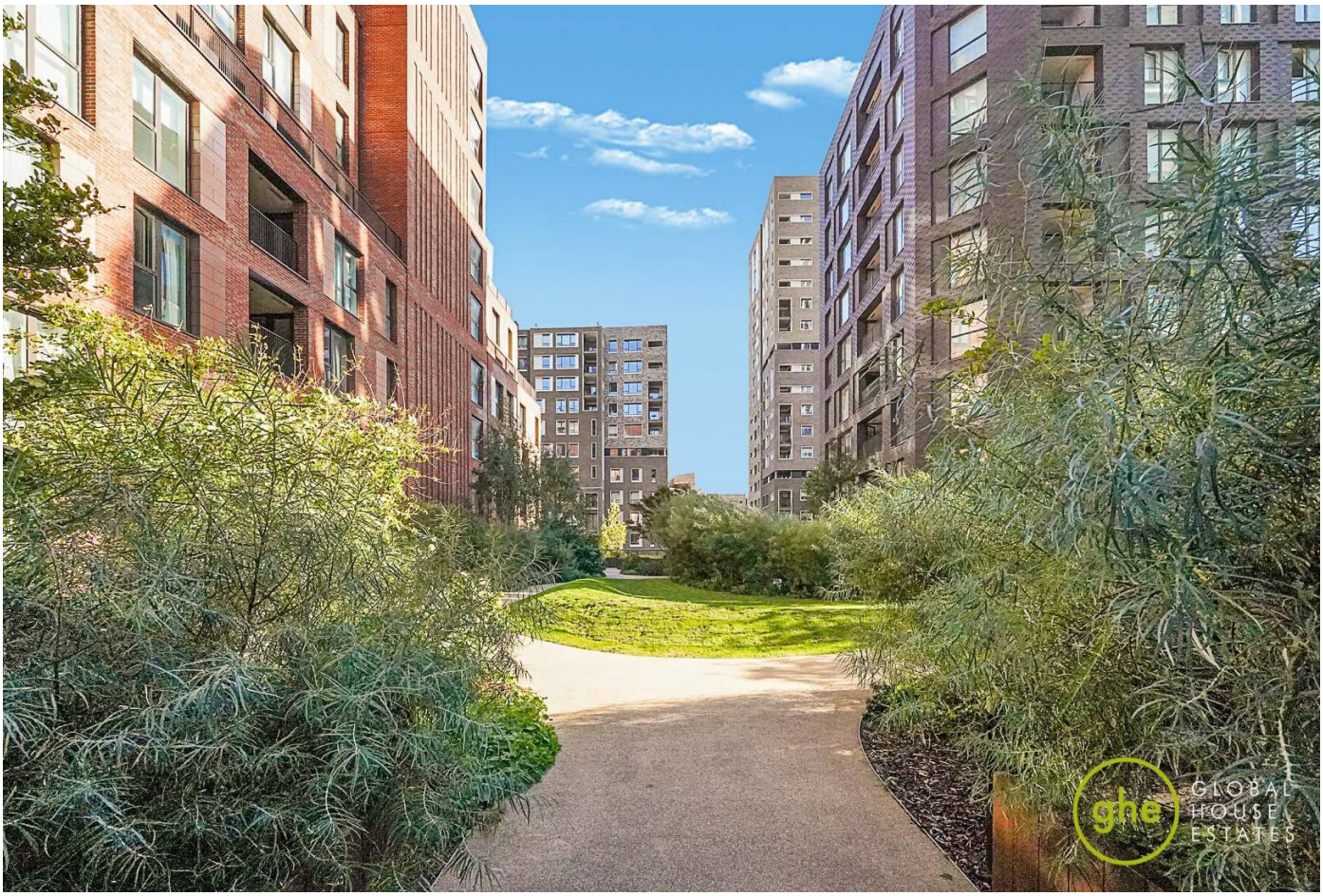







Deacon
Street





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