





Churchyard Row, Elephant & Castle, SE11

Asking price **£450,000** | Leasehold

Chase Evans









Churchyard Row, Elephant & Castle, SE11

- 1 Bedroom
- 1 Bathroom
- 1 Reception
- Private Balcony
- Secure Cycle Storage
- Local Amenities
- 24-hour Concierge
- 0.2 MI Elephant & Castle





An exceptional one-bedroom apartment set within a striking contemporary development on sought-after Churchyard Row, SE11.

The spacious open-plan living, dining, and kitchen area is designed for modern living and entertaining, featuring elegant wood flooring, a sleek fully integrated kitchen, and impressive floor-to-ceiling glazing that floods the space with natural light, doors open onto a private balcony.

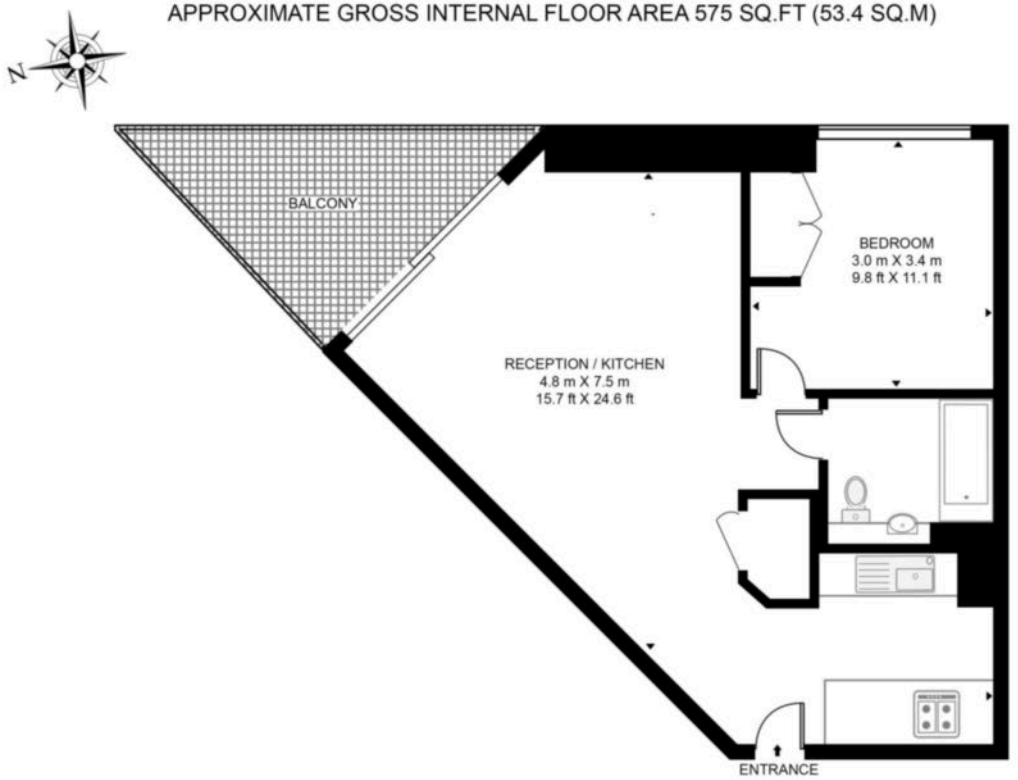
The generously sized double bedroom benefits from built-in wardrobe storage, while the fully tiled bathroom is finished to an excellent specification with contemporary fixtures and fittings.

Residents have access to 24-hour concierge, cycle storage and a communal garden. Elephant and Castle provides an exceptional array of shops, bars and restaurants. Well situated for the City and central London and just 2 minutes' walk from Elephant & Castle station, providing access to the Northern line, Bakerloo line and Thameslink.

Tenure:	Leasehold (117 years remaining)	**Local Authority:**	Southwark
Ground Rent:	£300 p.a.	**Council Tax Band:**	E
Service Charge:	£3,360 p.a.	**EPC:**	B

Floorplan

575 sq ft | 53.4 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
Strata Tower, 10 & 12 Walworth Road, London, SE1 6EE

Sales
020 3869 2191 | propertymanagement@chaseevans.com

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