



Baldwin Point, Sayer Street, Elephant & Castle, SE17

Asking price **£675,000** | Leasehold



Baldwin Point, Sayer Street, Elephant & Castle, SE17

-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Terrace
-  Gymnasium
-  Local Amenities
-  24-Hour Concierge
-  0.2 MI Elephant & Castle

Stunning two-bedroom, one-bathroom apartment located within Baldwin Point, part of the award-winning Elephant Park development.

Beautifully presented and finished to a high standard throughout, this contemporary home offers stylish, modern living in one of London's most sought-after regeneration areas.

The spacious open-plan living, dining, and kitchen area is flooded with natural light and features sleek integrated appliances, elegant finishes, and direct access to a private L shaped terrace. Both double bedrooms are generously proportioned, with fitted wardrobes providing excellent storage, while the contemporary family bathroom is finished to an exceptional standard.

Further benefits include attractive wood flooring, floor-to-ceiling glazing that enhances the sense of space and light, and high-quality fixtures and fittings throughout.

Residents benefit from an array of facilities which will include a gymnasium, communal gardens, secure cycle storage and a 24-hour concierge service. There are several amenities located nearby including bars, cafés, restaurants.

The development is located close to Elephant and 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 a plethora of transport links.

Tenure:	Leasehold (241 years remaining)	Local Authority:	Southwark
Ground Rent:	£375 p.a.	Council Tax Band:	E
Service Charge:	£7,010 p.a.	EPC:	B

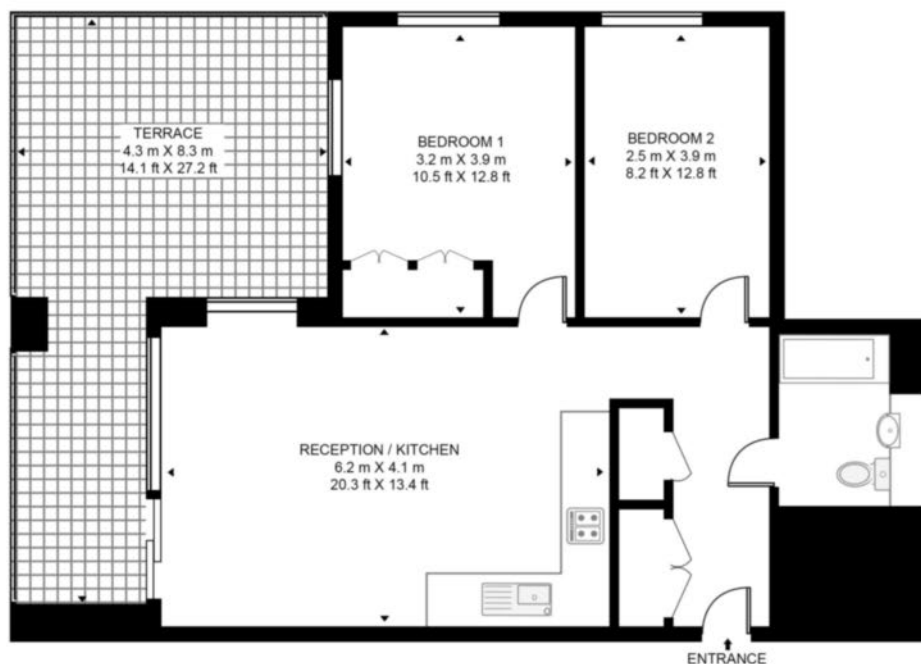


Floorplan

685 sq ft | 63.64 sq m



BALDWIN POINT, ELEPHANT PARK, SE17 APPROXIMATE GROSS INTERNAL FLOOR AREA 681 SQ.FT (63.3 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.

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