



Arum House, Elephant Park, Rodney Road, Elephant & Castle, SE17

Asking price **£465,000** | Leasehold



Arum House, Elephant Park, Rodney Road, Elephant & Castle, SE17

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

A bright and spacious one-bedroom, double-aspect apartment set within Arum House, part of the highly sought-after South Gardens development at Elephant Park.

Extending to over 600 sq ft, the property offers beautifully proportioned accommodation, with a generous open-plan kitchen and reception room enjoying preferred south-westerly aspects. The apartment features wood flooring, floor-to-ceiling glazing and high ceilings, creating a light and contemporary living environment.

The reception space opens onto a good-sized private balcony, while the spacious principal bedroom benefits from excellent built-in storage. A stylish modern bathroom with high-quality fixtures and fittings completes this impressive home.

Residents will also have access to a 24-hour concierge service, secure cycle storage, communal garden, café, crèche, residents' projector room and a rooftop space for relaxing, gymnasium at South Gardens.

There are a plethora of amenities located nearby, including restaurants, cafés, Elephant and Castle Shopping Centre. The development is located a short walk from Elephant & Castle National Rail and Underground stations, providing Underground and Rail services for commutes towards the City and West End.

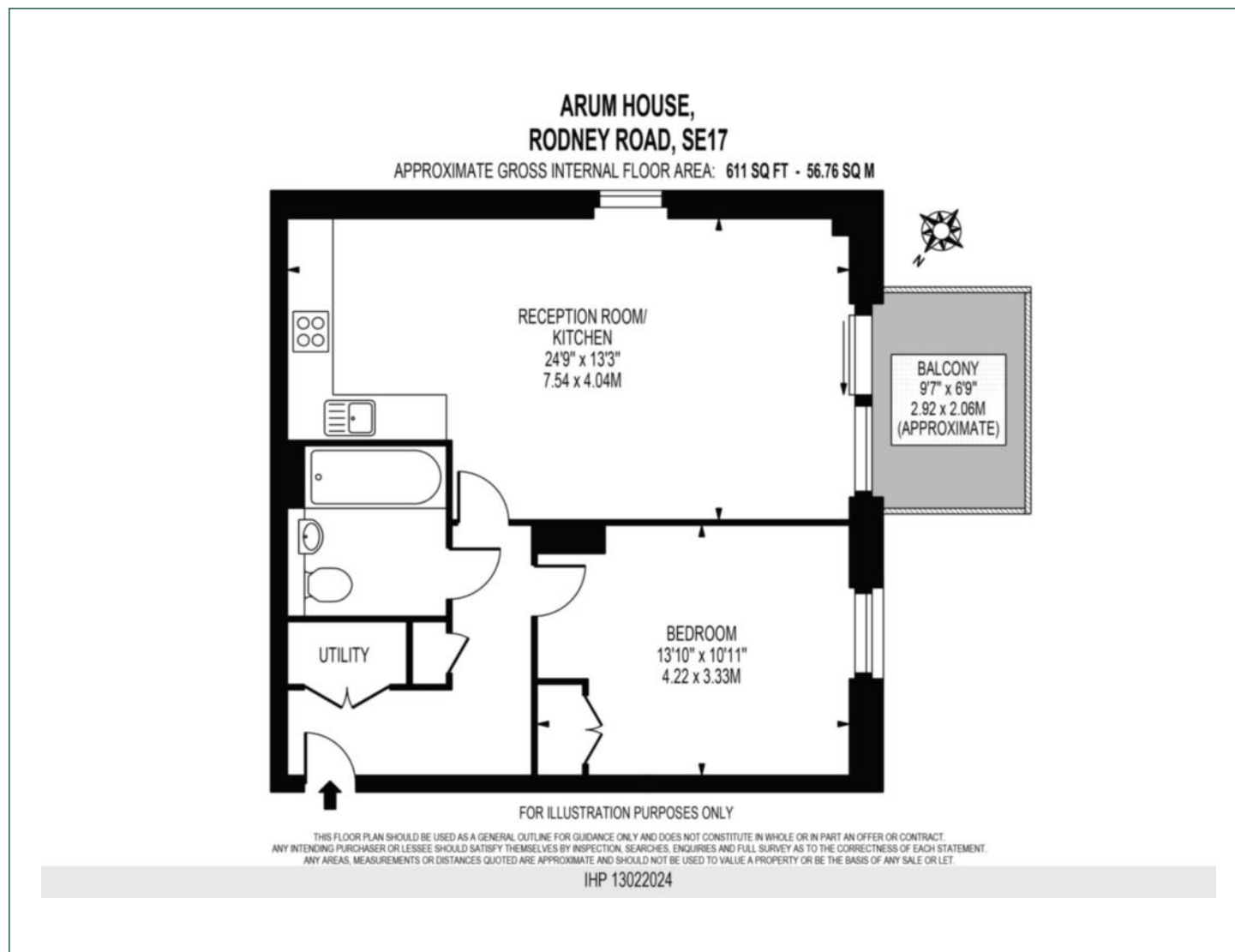
The property is serviced by Thameslink, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links via Northern Line. Liverpool Street is just a 12min commute away.

Tenure:	Leasehold (239 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£300 p.a.	Council Tax Band:	D
Service Charge:	£5,428 p.a.	EPC:	B



Floorplan

611 sq ft | 56.76 sq m



Elephant & Castle

One The Elephant, 5 St Gabriel Walk, London, SE1 6FG

Sales

020 3869 2898 | eandc.sales@chaseevans.com

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.

chaseevans.com

 Chase Evans