











Tyler Court, Trafalgar Place, New Paragon Walk, Elephant & Castle, SE17

Asking price **£510,000** | Leasehold



Tyler Court, Trafalgar Place, New Paragon Walk, Elephant & Castle, SE17

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Secure Cycle Storage
-  Local Amenities
-  24-Hour Concierge
-  0.5 MI Elephant & Castle

A modern, one bedroom property with private balcony set within Tyler Court, part of Trafalgar Place - the first phase of Elephant Park. Floor area spans 553 sq ft and includes an open plan living room with floor-to-ceiling glazing leading to a generous private balcony, high gloss fitted kitchen with integrated appliances, wood flooring, high ceilings, a large double bedroom with built-in storage for an efficient use of space and a tiled bathroom suite with smart fittings and fixtures.

Trafalgar Place is within 5 - 7 minutes walk of Elephant & Castle station and residents have access

to 24-hour concierge, an enormous communal gardens and roof terrace with far reaching views of London and secure cycle storage. Tyler Court is one of the seven residential buildings of Trafalgar Place which is a fantastic development in the heart of London. Elephant and Castle offers Zone 1 convenience, leafy Victorian streets, great restaurants, cafes, parks and green spaces. Elephant and Castle (0.6 miles) has a mainline station, 2 Underground lines (Northern and Bakerloo) and the area is served by numerous bus routes.

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|------------------------|---------------------------------|--------------------------|-------------------|
| Tenure: | Leasehold (116 years remaining) | Local Authority: | Southwark Council |
| Ground Rent: | £100 p.a. | Council Tax Band: | D |
| Service Charge: | £3,440 p.a. | EPC: | B |



Floorplan

553 sq ft | 51.4 sq m



TYLER COURT, NEW PARAGON WALK, SE17
APPROXIMATE GROSS INTERNAL FLOOR AREA 553 SQ.FT (51.4 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.

Elephant & Castle

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

Sales

020 3869 2898 | eandc.sales@chaseevans.com

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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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