









The Strata, Walworth Road, Elephant & Castle, SE1

Asking price **£665,000** | Leasehold



The Strata, Walworth Road, Elephant & Castle, SE1

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Secure Cycle Storage
-  24-Hour Concierge
-  Next to Elephant & Castle Shopping Mall
-  Nearby Elephant Park
-  0.2 MI Elephant & Castle

A fabulous two bedroom, two bathroom apartment set within iconic Strata, a landmark tower in the heart of Elephant & Castle SE1. The practically laid-out accommodation comprises a bright open-plan living / kitchen with integrated appliances, featuring floor-to-ceiling glazing and exceptional views of the City and South Bank. Both bedrooms have built-in wardrobes, offering good storage space. The master has an ensuite, and there is a full size family bathroom.

Residents benefit from an array of facilities which include a secure cycle storage and a 24-hour

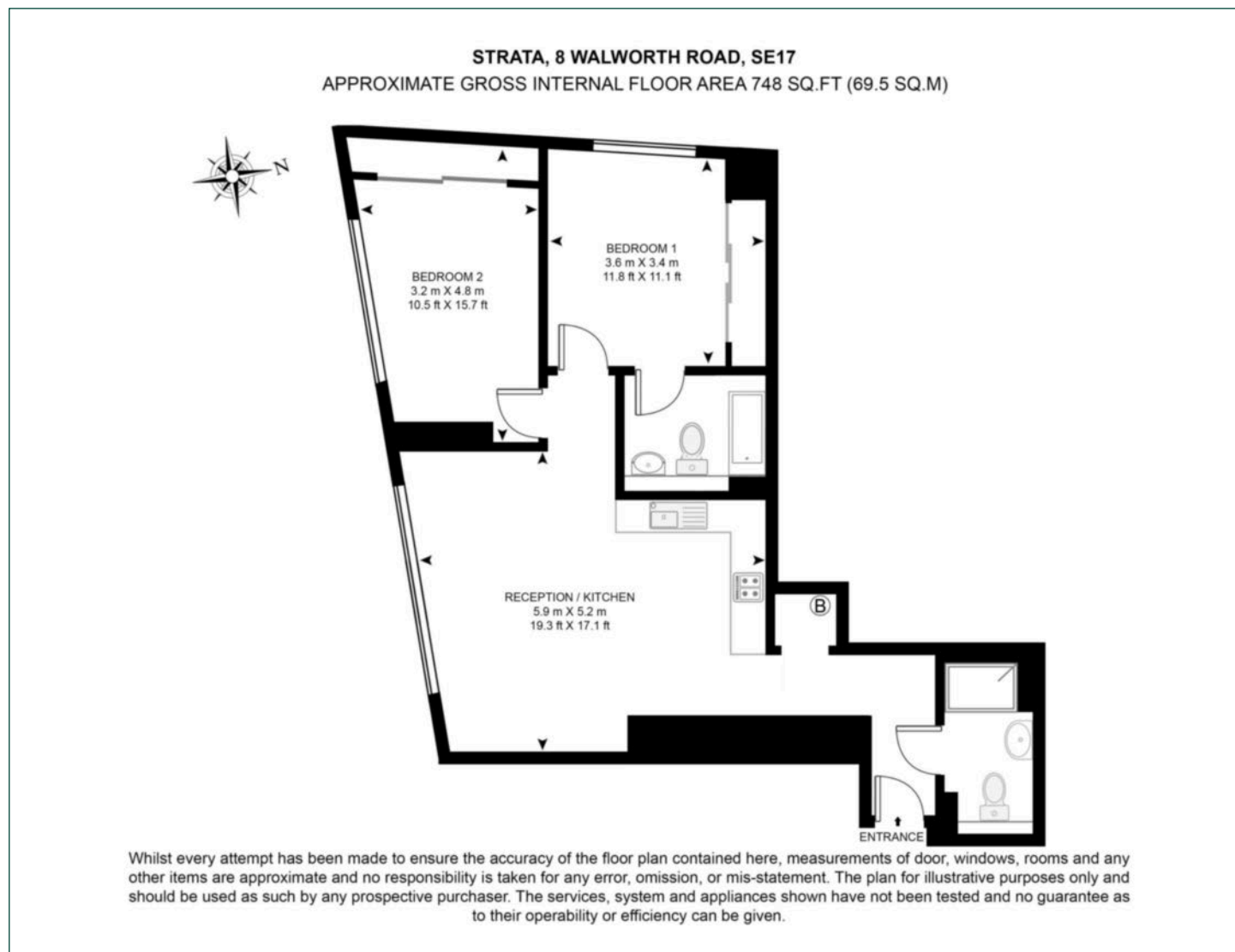
concierge service. There are several amenities located nearby including bars, cafés, restaurants and the Elephant & Castle Shopping Centre (2-min walk). The development is located next to Elephant & Castle National Rail and Underground stations (4-min walk), providing Underground and Rail services for 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.



Tenure:	Leasehold (111 years remaining)	Local Authority:	Southwark
Ground Rent:	£375 p.a.	Council Tax Band:	E
Service Charge:	Approx. £5,000 p.a.	EPC:	B

Floorplan

748 sq ft | 69.5 sq m



Elephant & Castle

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

Sales

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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.

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