





The Strata, Walworth Road, Elephant & Castle, SE1









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2 Bedrooms



2 Bathrooms



1 Reception



Secure Cycle Storage



24-Hour Concierge



Local Authority:

EPC:

Council Tax Band: E

Next to Elephant & Castle Shopping Mall



Tenure:

Ground Rent:

Service Charge:

Nearby Elephant Park



Leasehold (111 years remaining)

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 SEI. The practically laidout 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

£375 p.a.

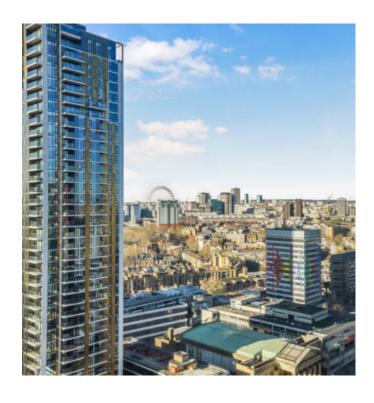
Approx. £5,000 p.a.

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.

Southwark

В





Floorplan

748 sq ft | 69.5 sq m

STRATA, 8 WALWORTH ROAD, SE17 APPROXIMATE GROSS INTERNAL FLOOR AREA 748 SQ.FT (69.5 SQ.M) BEDROOM 1 3.6 m X 3.4 m BEDROOM 2 11.8 ft X 11.1 ft 3.2 m X 4.8 m 10.5 ft X 15.7 ft RECEPTION / KITCHEN 5.9 m X 5.2 m 19.3 ft X 17.1 ft

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

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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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