











## Hurlock Heights, Elephant Park, Deacon Street, Elephant & Castle, SE17

Asking price **£450,000** | Leasehold



# Hurlock Heights, Elephant Park, Deacon Street, Elephant & Castle, SE17

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

Fantastic studio property with a balcony set within Hurlock Heights, a building forming part of the new 'Elephant Park' development. This contemporary apartment has a bright and ample living space area featuring a modern integrated kitchen with fitted appliances, wood flooring, ample sleeping space and fitted storage, large balcony doors, tiled bathroom with smart fittings and fixtures.

Residents will also have access to a 24-hour concierge service, communal garden, café, crèche, residents' projector room and a rooftop space for inner city gardening or relaxing. There are a plethora of

amenities located nearby One The Elephant including restaurants, cafés and a brand new Elephant and Castle Shopping Centre coming in 2025.

The development is located half a mile (or around a 10min 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 services Liverpool Street is just a 12min commute away.

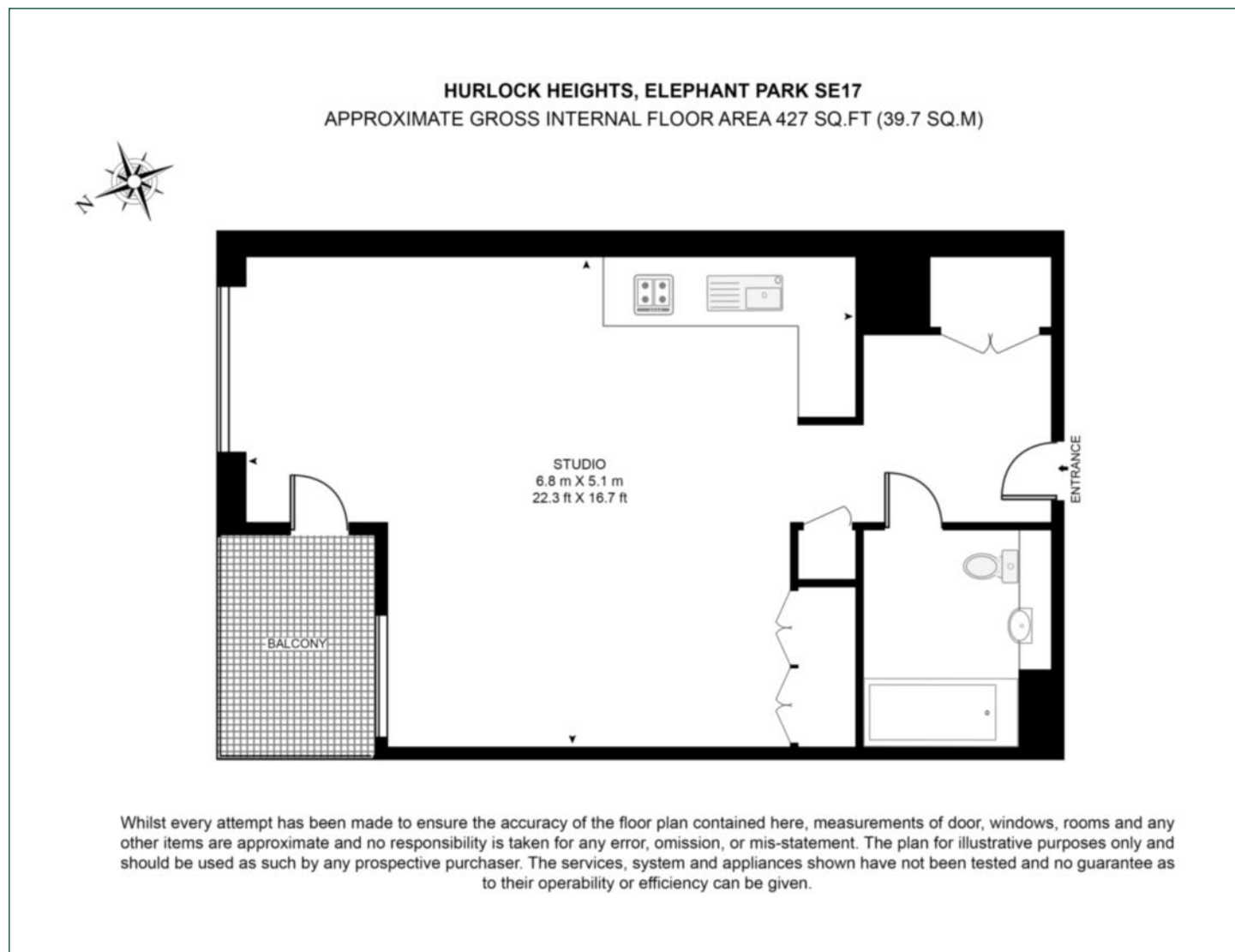


<b>Tenure:</b>	Leasehold (244 years remaining)	<b>Local Authority:</b>	Southwark Council
<b>Ground Rent:</b>	£300 p.a.	<b>Council Tax Band:</b>	D
<b>Service Charge:</b>	£3,419.50	<b>EPC:</b>	B



# Floorplan

427 sq ft | 39.7 sq m



## Elephant & Castle

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

## 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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