









Hurlock Heights, Deacon Street, Elephant & Castle, SE17

Asking price **£650,000** | Leasehold



Hurlock Heights, Deacon Street, Elephant & Castle, SE17

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

Impressive one bedroom property with a balcony in Hurlock Heights, part of the ever-popular Elephant Park development in SE17. Light and spacious, the open plan kitchen / living area extends on to a covered balcony with impressive area views and features floor-to-ceiling glazing, wood flooring and underfloor heating. This streamlined kitchen is fully integrated with sleek gloss panelling and modern, fully integrated Bosch appliances. Ample sized bedroom features built-in storage, stylish 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.

Tenure:	Leasehold (244 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£400 p.a.	Council Tax Band:	D
Service Charge:	£4,764.28 p.a.	EPC:	B

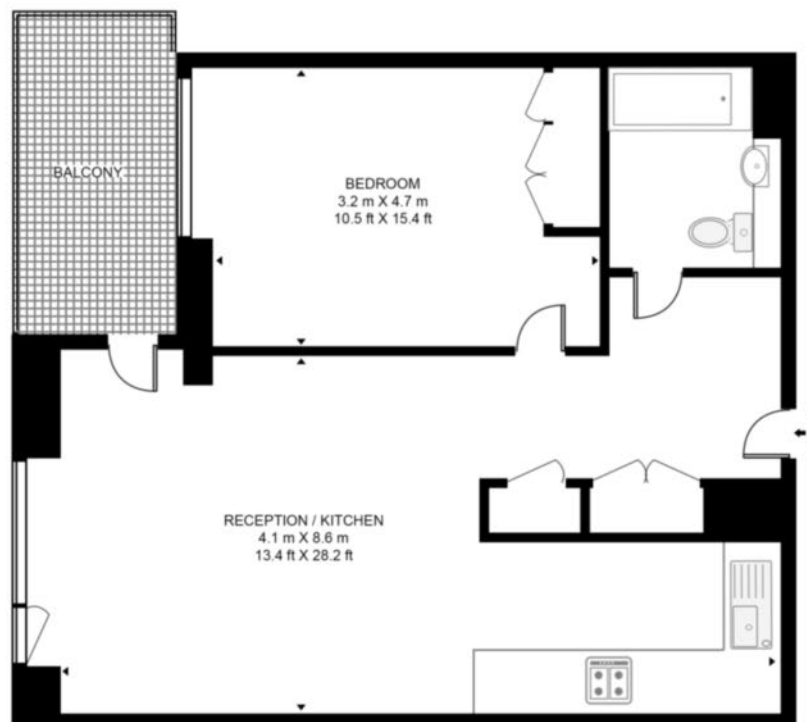


Floorplan

620 sq ft | 57.6 sq m



HURLOCK HEIGHTS, ELEPHANT PARK, E17
APPROXIMATE GROSS INTERNAL FLOOR AREA 620 SQ.FT (57.6 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

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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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