

- LUXURY STUDIO APARTMENT
- 429 SQ FT
- 6TH FLOOR
- PRIVATE BALCONY
- 24 HOUR CONCIERGE

A fantastic studio apartment (429 sq.ft) with a balcony on the 6th floor of Hurlock Heights - a building forming part of the impressive 'Elephant Park' development. The apartment has a contemporary living area with a stylish, fully integrated kitchen, breakfast area and space for a full-size bed. There is a smart, full-size bathroom. 24hr concierge and access to a gym. Nearby Tube, rail and parks.

**£480,000 (Leasehold)**



# HURLOCK HEIGHTS , ELEPHANT PARK, ELEPHANT & CASTLE SE17

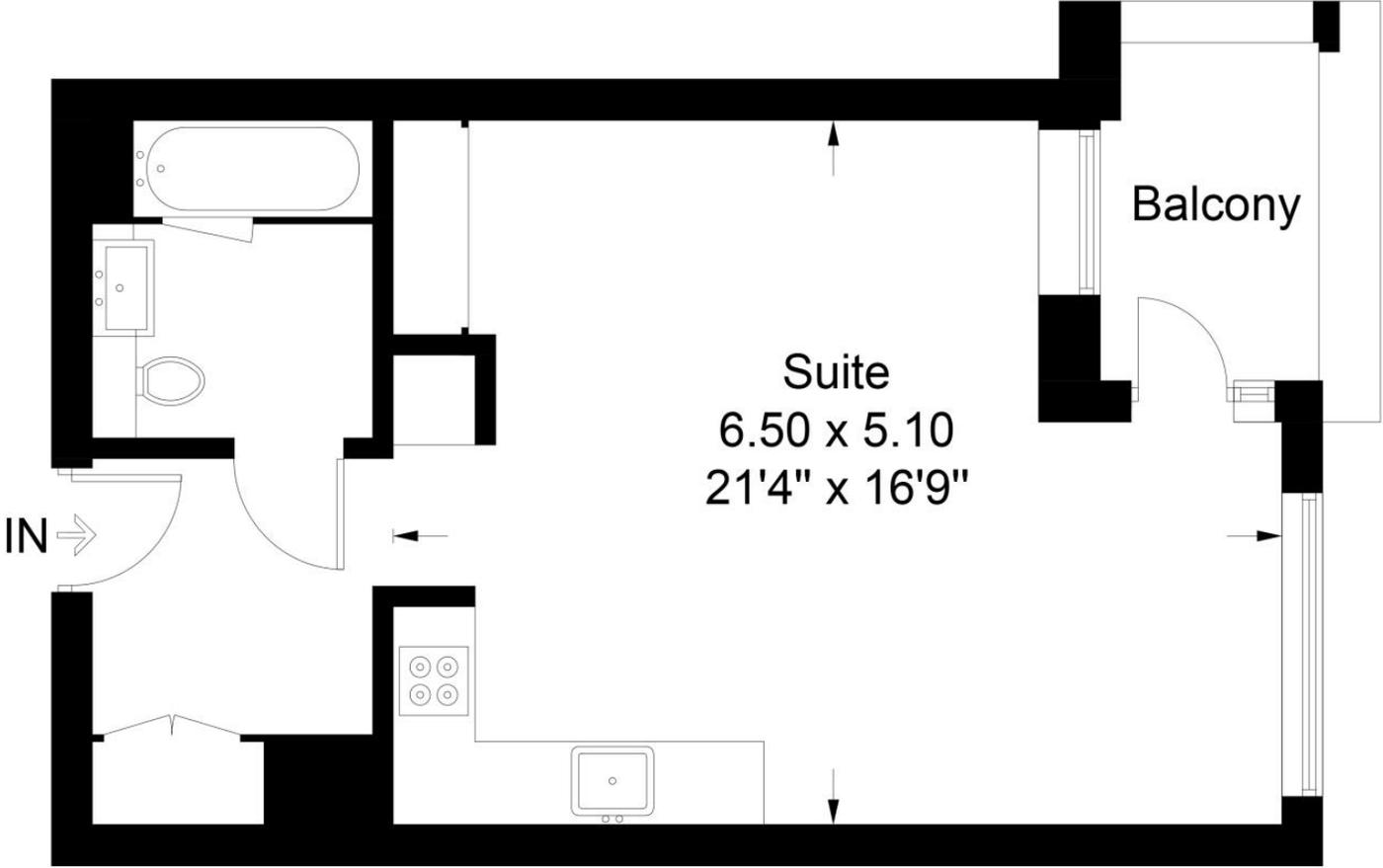
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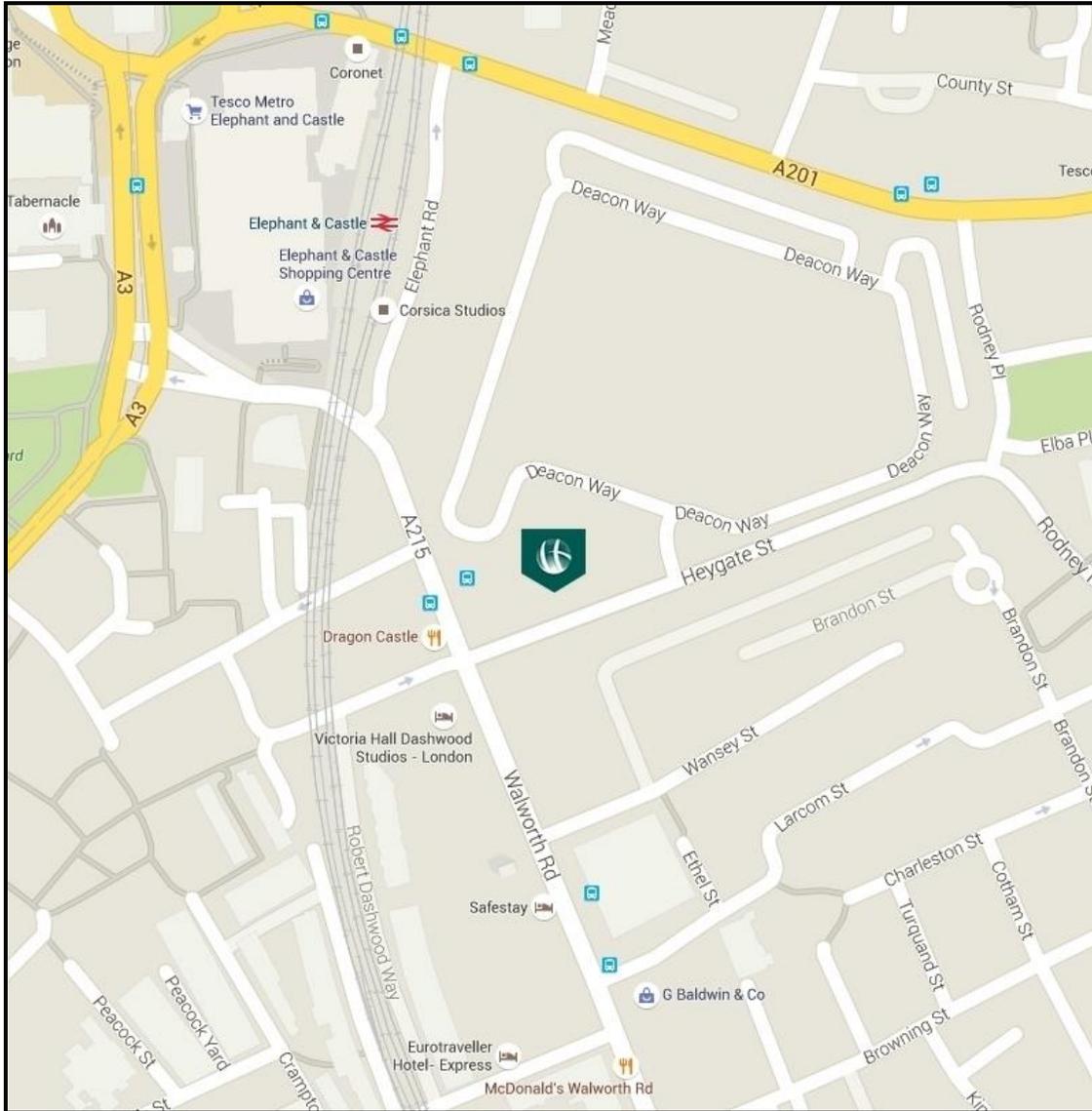
The Highwood, Elephant Park, SE17  
Approximate Gross Internal Area = 39.9 sq m / 429 sq ft



Chase Evans make every attempt to ensure accuracy, however all measurements are approximate.  
All aspects of this floor plan are for illustrative purposes only and not to scale. Errors and omissions excepted (E&OE).

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£480,000 (Leasehold)



Energy Efficiency Rating		Environmental Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B	82	82	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	

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