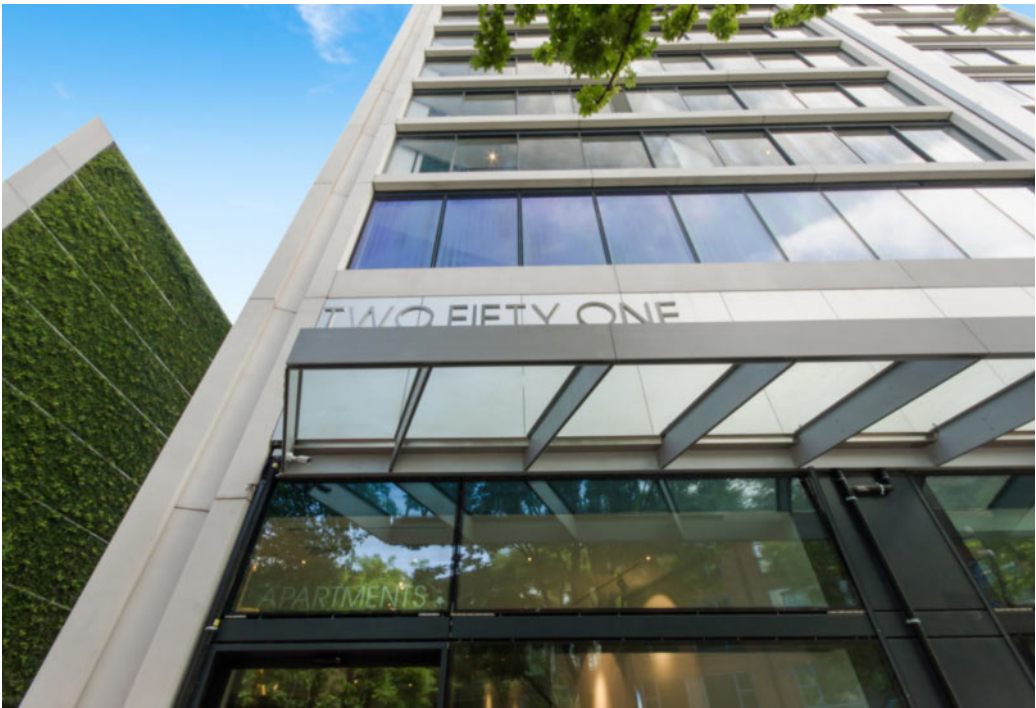












Two Fifty One, Southwark Bridge Road, Elephant & Castle, SE1

Asking price **£525,000** | Leasehold



Two Fifty One, Southwark Bridge Road, Elephant & Castle, SE1

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Prime Location
-  Gymnasium
-  On-Site Café
-  Local Amenities
-  Concierge Service
-  0.1 MI Elephant & Castle

A bright, generous-sized one bedroom apartment in Two Fifty One, a landmark London development just minutes walk from the South Bank. The apartment comprises a light open plan kitchen/ living space, an ample-sized bedroom with fitted storage and a modern bathroom suite. Features include wood flooring, recessed lighting, large glazing, fully fitted kitchen appliances and modern bathroom fitting.

Residents at Two Fifty One also benefit from access to a function room, 11-seat private cinema, private residents' lounge, on-site café and restaurant,

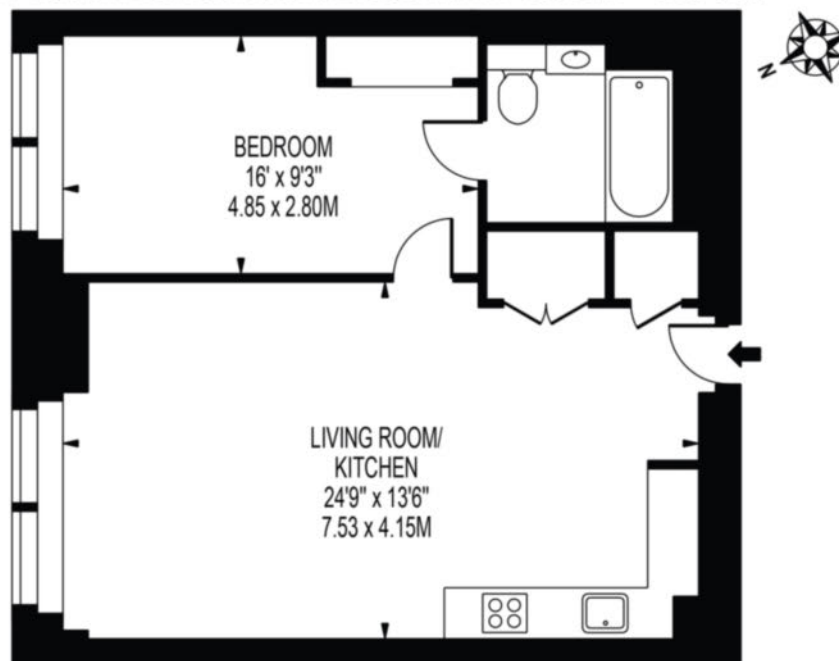
gymnasium and residents' landscaped gardens. There are amenities located nearby including restaurants, pubs, bars, cafés, shops and the Mercato Metropolitano Bar and Restaurant complex. The development is located near Elephant and Castle station, providing Underground and rail services for commutes across the Capital.

Tenure:	Leasehold (994 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£450 p.w.	Council Tax Band:	D
Service Charge:	£4.70 psf p.a.	EPC:	B

Floorplan

556 sq ft | 51.67 sq m

TWO FIFTY ONE, SE1
APPROXIMATE GROSS INTERNAL FLOOR AREA: 556 SQ FT - 51.67 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Elephant & Castle

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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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