



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

Asking price **£785,000** | Leasehold



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

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Gymnasium
-  Local Amenities
-  0.1 MI Elephant & Castle
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Luxury two bedroom, two bathroom property within Hurlock Heights, Elephant Park SE17. Comprising a naturally bright dual aspect living area with full height windows, a bespoke modern fitted kitchen with integrated appliances and an additional 62sq/ft of dual aspect south-east/south-west facing balcony space. Stylish, contemporary bathroom suite and two large double bedrooms with fitted wardrobes, master en suite.

Residents benefit from an array of facilities which will include a gymnasium, communal gardens, secure cycle storage and a 24-hour concierge

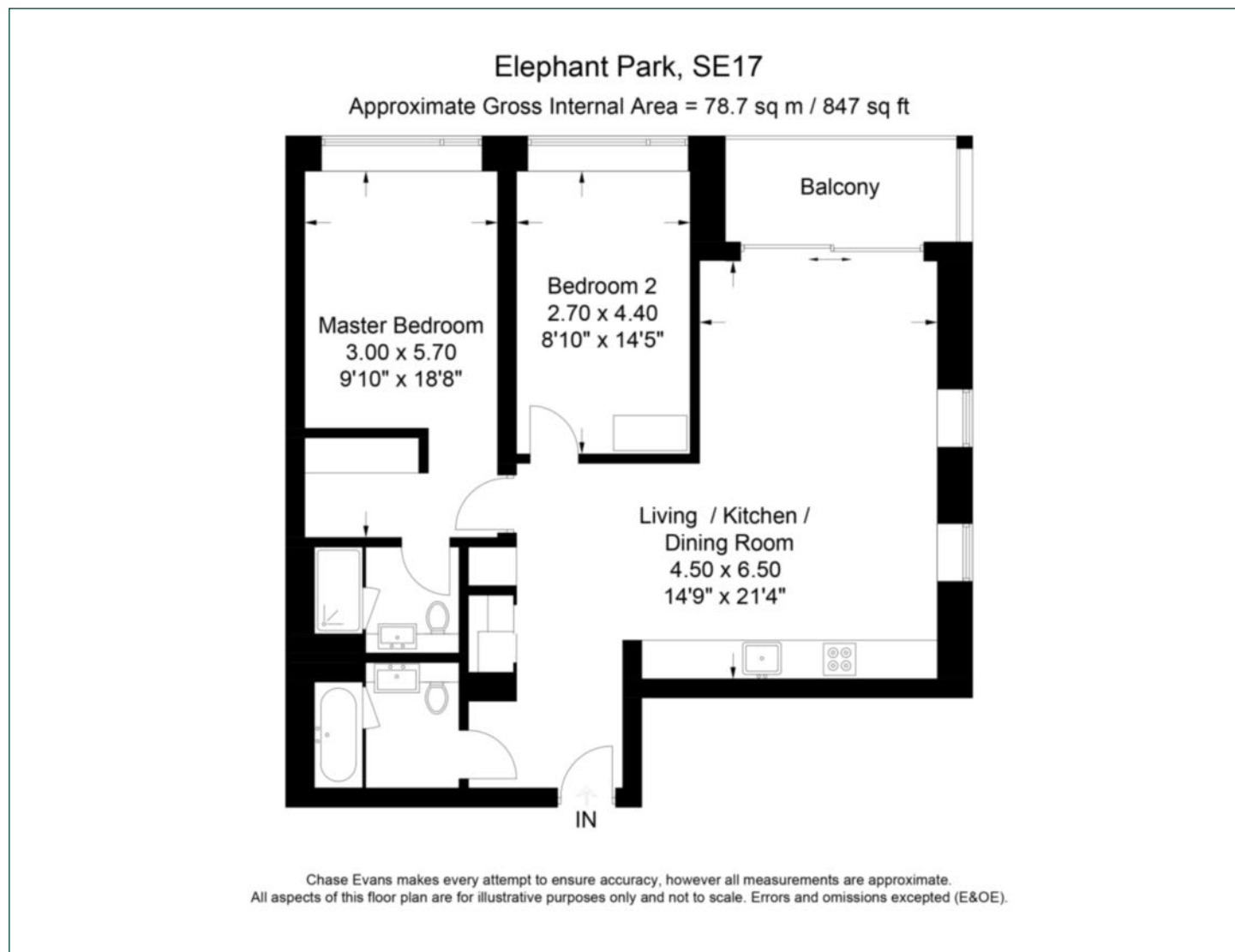
service. There are several amenities located nearby including bars, cafés, restaurants and the Elephant and Castle Shopping Centre. The development is located close to Elephant and Castle National Rail and Underground stations, providing Underground and Rail services for commutes towards the City and West End. The property is serviced by Thameslink, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links.



Tenure:	Leasehold (246 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£500 p.a.	Council Tax Band:	E
Service Charge:	£4,391 p.a.	EPC:	B

Floorplan

847 sq ft | 76.7 sq m



Elephant & Castle

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

Sales

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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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