





The Tower, One The Elephant, St Gabriel Walk, **Elephant & Castle, SE1**









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1 Bedroom



1 Bathroom



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



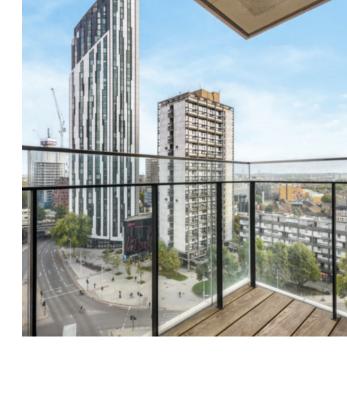
0.1 MI Elephant & Castle

Luxury one bedroom apartment in the everpopular One The Elephant. Accommodation includes an open plan fully integrated modern kitchen/living and dining area, an ample double bedroom and a full bathroom. The property benefits from a hallway fitted with additional storage space. Features include wood flooring, underfloor heating, fitted bedroom storage and modern bathroom ware.

Residents will also have access to a 24-hour concierge service, communal reading 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 a range of bars & restaurants around Elephant Park and a brand new Shopping Centre immediately opposite which is currently under construction. The development is located a short stroll from Elephant and Castle station, serving Underground and rail links for journeys across the Capital



Tenure:	Leasehold (243 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£400 p.a.	Council Tax Band:	D
Service Charge:	£3,779 p.a.	EPC:	В

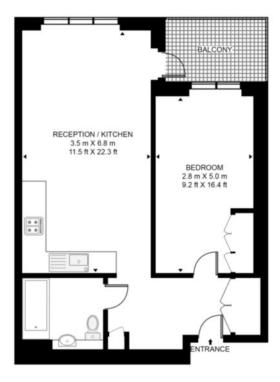
Floorplan

554 sq ft | 52.4 sq m

THE TOWER, ONE THE ELEPHANT

APPROXIMATE GROSS INTERNAL FLOOR AREA 564 SQ.FT (52.4 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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