

- LUXURY TWO BEDROOM APARTMENT
- 861 SQ FT
- PRIVATE BALCONY
- SIXTH FLOOR
- GYMNASIUM

A two bed apartment within Weymouth Building, Elephant Park SE17. Comprising a naturally bright living area with full height windows, 6th floor, a bespoke modern fitted kitchen with integrated appliances and an additional private balcony. A contemporary bathroom suite, storage cupboard in the hall and two large double bedrooms with fitted wardrobes and master ensuite.

**£850,000 (Leasehold)**



**WEYMOUTH BUILDING, ELEPHANT PARK,  
ELEPHANT & CASTLE SE17**

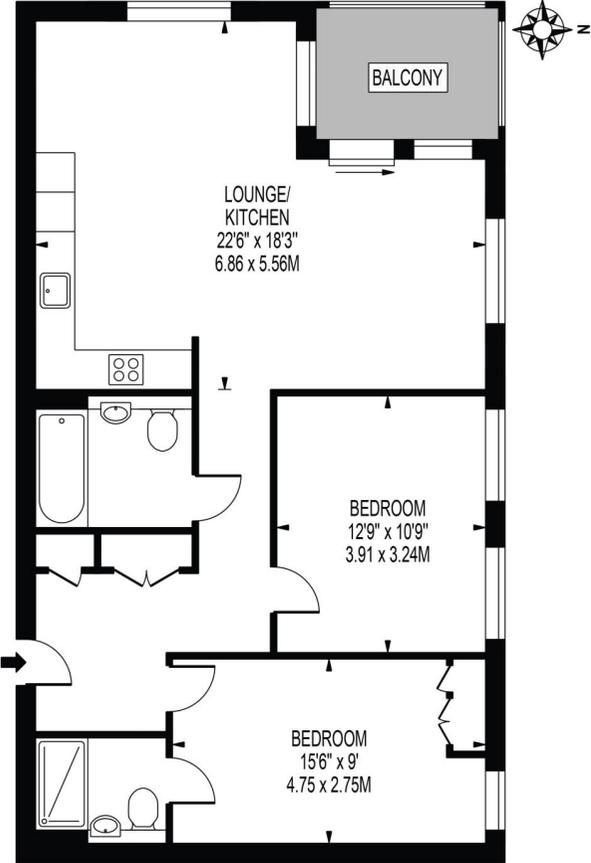
**£850,000 (Leasehold)**



**WEYMOUTH BUILDING, ELEPHANT PARK,  
ELEPHANT & CASTLE SE17**

**£850,000 (Leasehold)**

**WEYMOUTH BUILDING**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 861 SQ FT - 80.00 SQ M

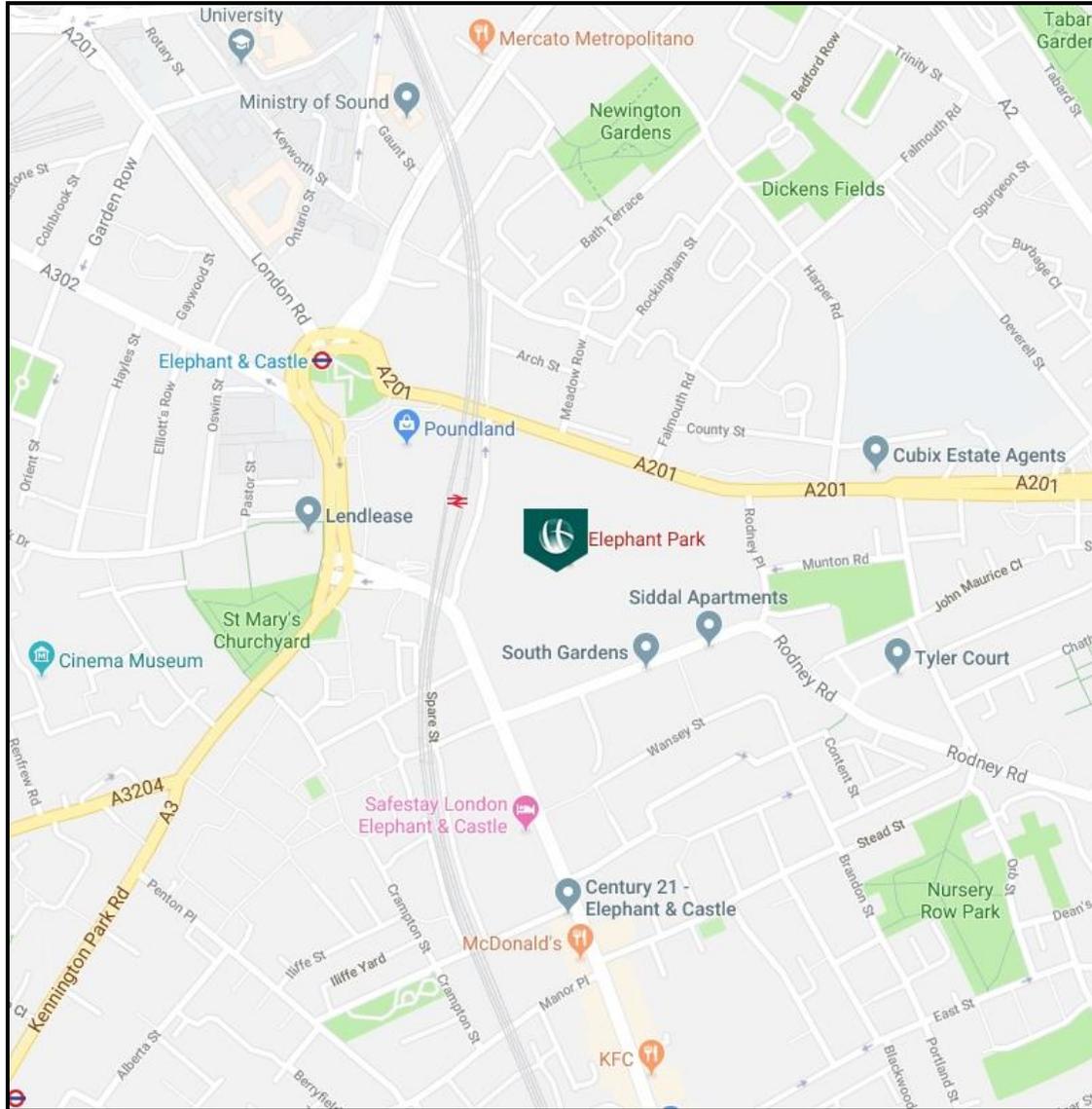


**SIXTH FLOOR**  
FOR ILLUSTRATION PURPOSES ONLY

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.

# WEYMOUTH BUILDING, ELEPHANT PARK, ELEPHANT & CASTLE SE17

**£850,000 (Leasehold)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.			

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82-100) A		91	91
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(17-28) F			
(1-16) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
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.			

**View Property**

**Contact Information:**

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