








Baldwin Point, Elephant Park, Sayer Street, Elephant & Castle, SE17

Asking price **£725,000** | Leasehold



Baldwin Point, Elephant Park, Sayer Street, Elephant & Castle, SE17

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Balcony
-  Gymnasium
-  Secure Cycle Storage
-  Local Amenities
-  24-Hour Concierge
-  0.2 MI Elephant & Castle

A two-bedroom, two-bathroom property with a balcony in Baldwin Point, a distinctive part of the new Elephant Park development set in Elephant and Castle. The open-plan living includes a modern kitchen/reception extending onto the balcony, a master bedroom (en-suite) and a further double bedroom serviced by a family bathroom. Features include engineered wood flooring, a bespoke kitchen with integrated appliances, underfloor heating, stylish bathroom tiling and ware, and generous storage space throughout.

Residents will also have access to a 24-hour concierge service, communal 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 restaurants, cafés and a brand new Elephant and Castle Shopping Centre coming in 2025.

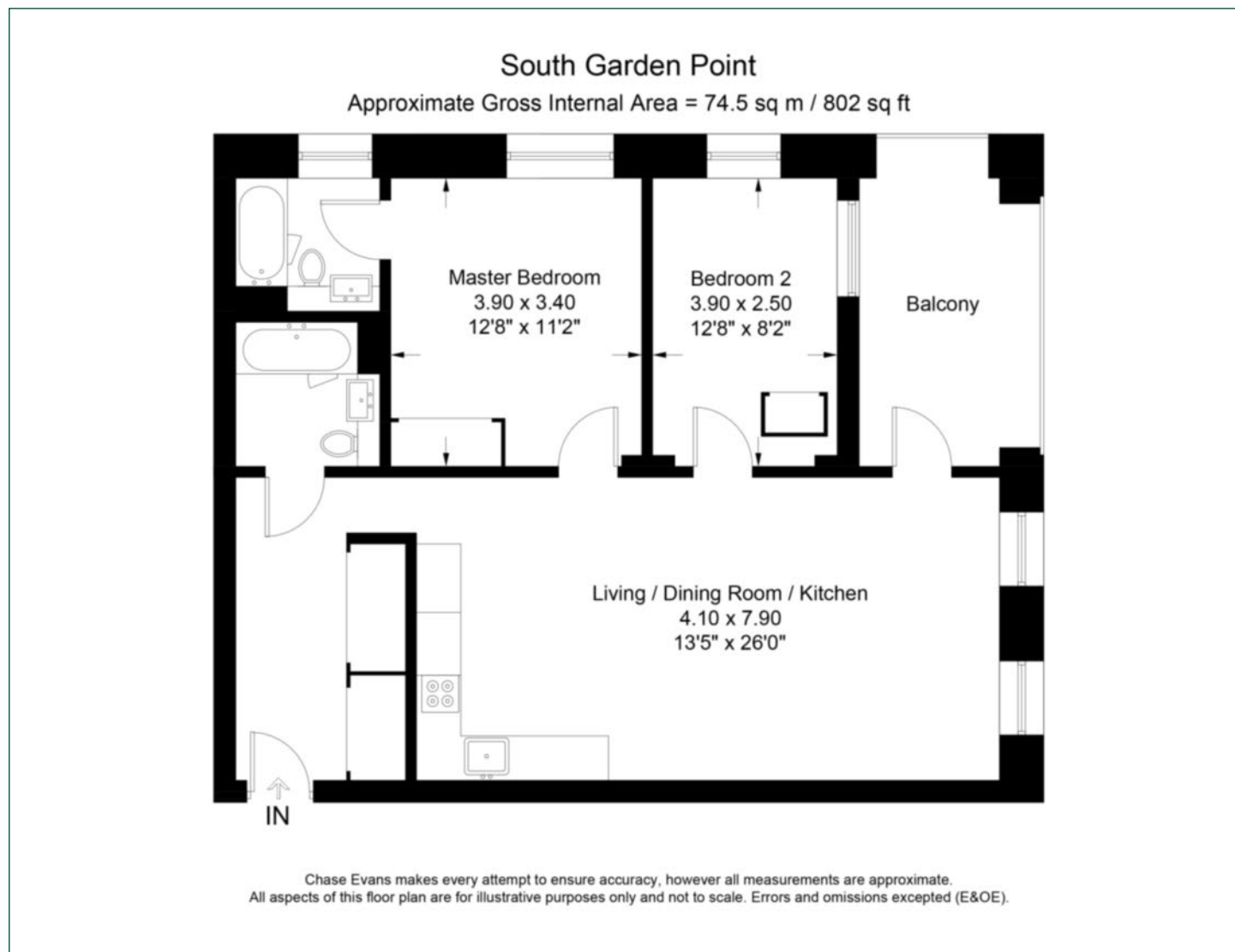
The development is located half a mile (or around a 10min walk) from Elephant & Castle National Rail and Underground stations, providing Underground and Rail services for commutes towards the City and West End. The property is serviced by Thameslink, Southeastern, Bakerloo and Northern Line, opening up a plethora of transport links. Via Northern Line services Liverpool Street is just a 12min commute away.

Tenure:	Leasehold (241 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£375 p.a.	Council Tax Band:	E
Service Charge:	£3,786 bi-annually	EPC:	B



Floorplan

802 sq ft | 74.5 sq m



Elephant & Castle

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

Sales

020 3869 2888 | eandc.sales@chaseevans.co.uk

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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