

0247 401 2020 | [enquiries@globalhouseestates.com](mailto:enquiries@globalhouseestates.com)

## GARDEN ROW, ELEPHANT AND CASTLE, LONDON

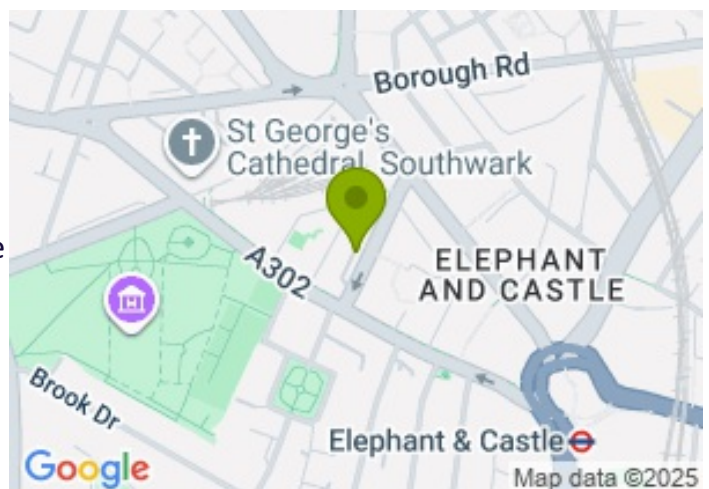
£415,000.00



FOR SALE



- Well-maintained two-bedroom flat
- No onward chain and offered with vacant possession
- Exceptional location
- Walking distance to Elephant and Castle tube and train station
- Additional storage space
- Bicycle storage
- Natural light throughout



## Property Description

This well-presented two double bedroom flat is set on the first floor of a well-maintained private block in the heart of Elephant and Castle. Designed for modern city living, the property offers a bright and functional layout with contemporary finishes throughout.

The open-plan reception and kitchen create a versatile space for both relaxing and entertaining. The kitchen is fitted with integrated appliances, combining style with practicality, while the reception enjoys a pleasant front aspect with natural light. A hallway separates the living room from the rest of the rooms and provides access to useful built-in storage space. The property offers two well-proportioned double bedrooms, both enhanced by large windows that fill the rooms with light and create an airy atmosphere, as well as a modern three-piece shower room. The flat also benefits from double-glazed windows for energy efficiency as well as a large, outdoor storage space!

Garden Row is ideally located just a short walk from Elephant and Castle tube and train stations (Northern and Bakerloo lines), along with excellent bus routes for easy access across London. A wide range of local amenities, including cafés, restaurants, shops, and cultural attractions, are right on the doorstep, making this a prime location for professionals, students, or investors.

Offered in vacant possession, contact us today to arrange a viewing!

Length of Lease: 90 years

Service charge: circa £2276 per annum

Ground rent: £150 per annum

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## Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

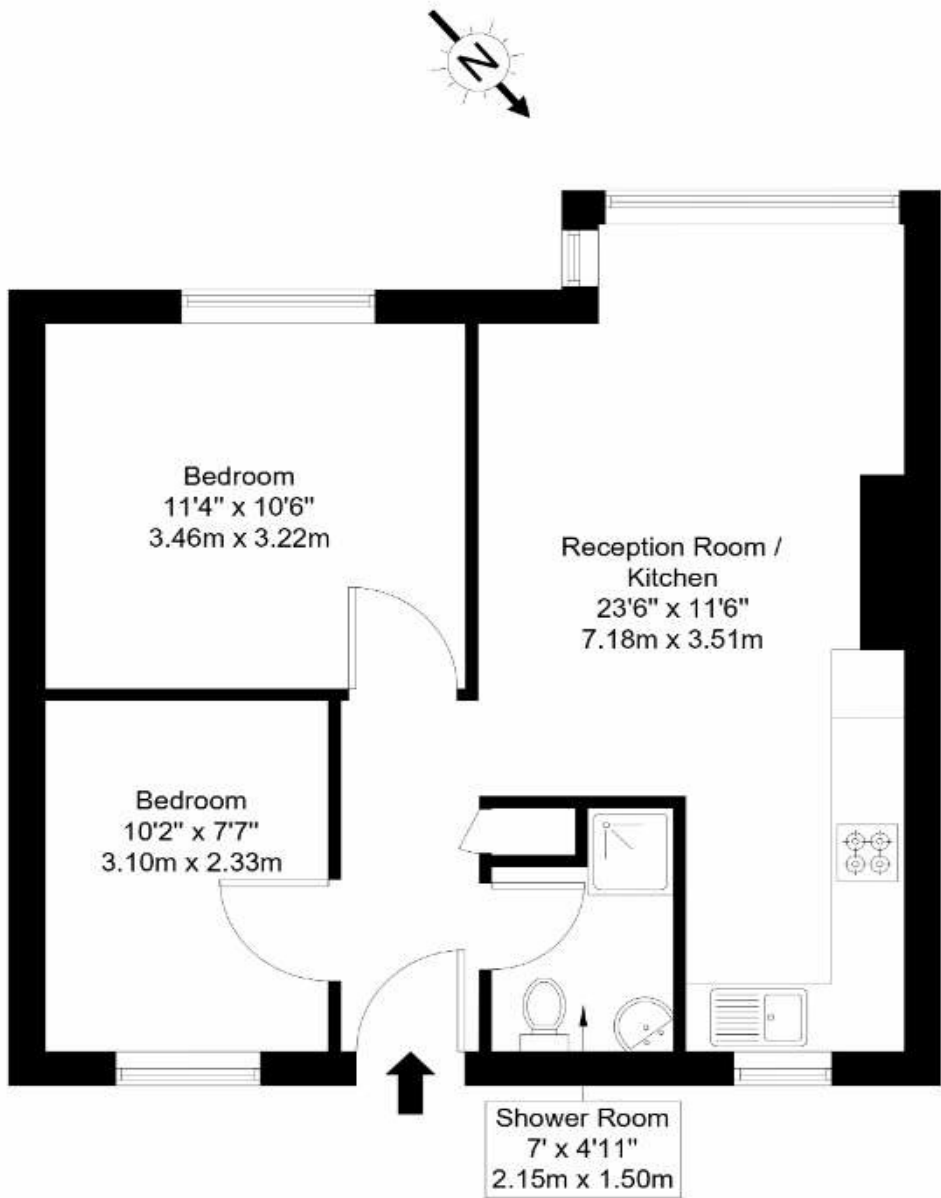
## Disclaimer

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# Floor plan

## Garden Row, SE1 6HD

Approx Gross Internal Area = 47.6 sq m / 512 sq ft



### First Floor

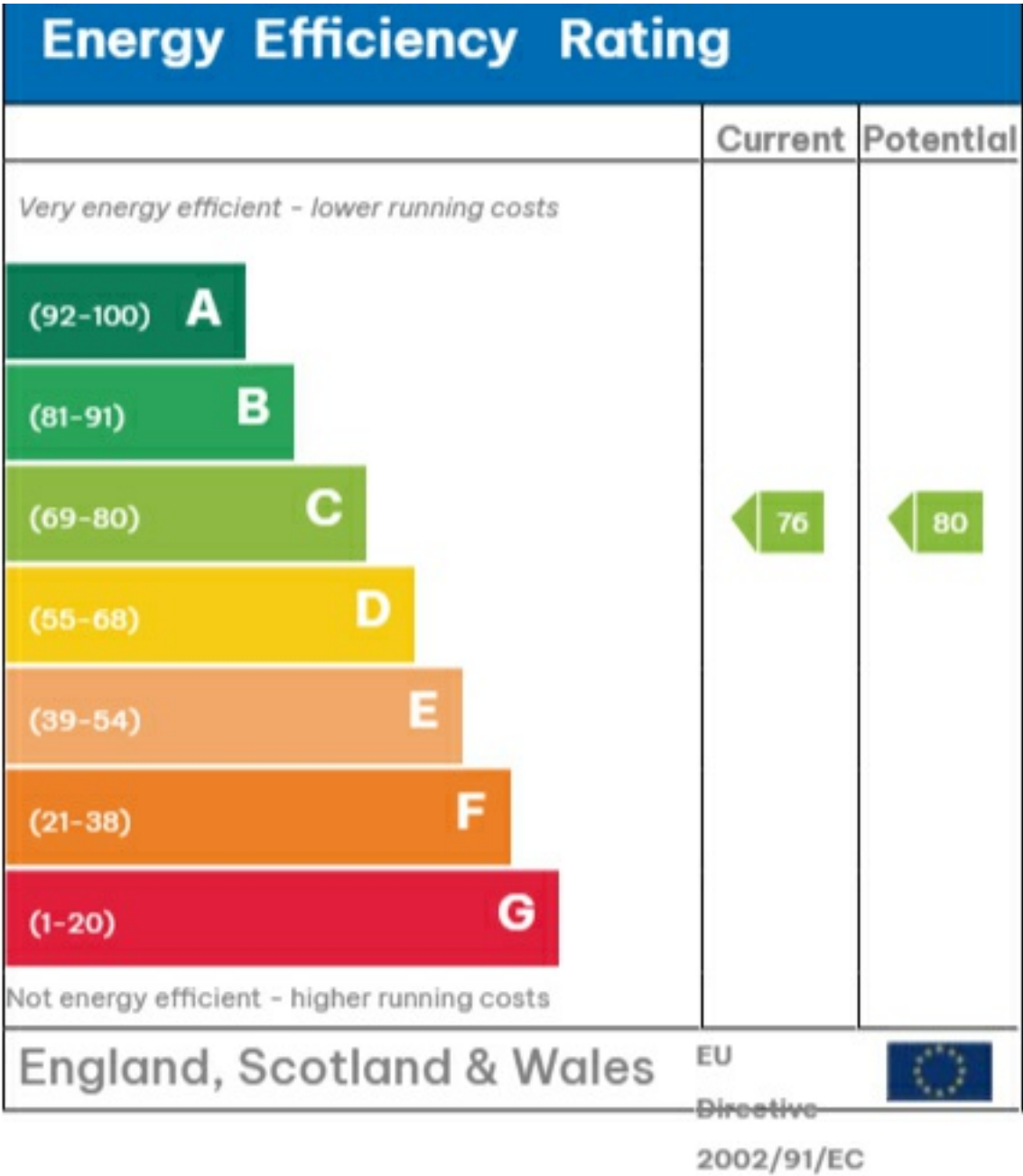
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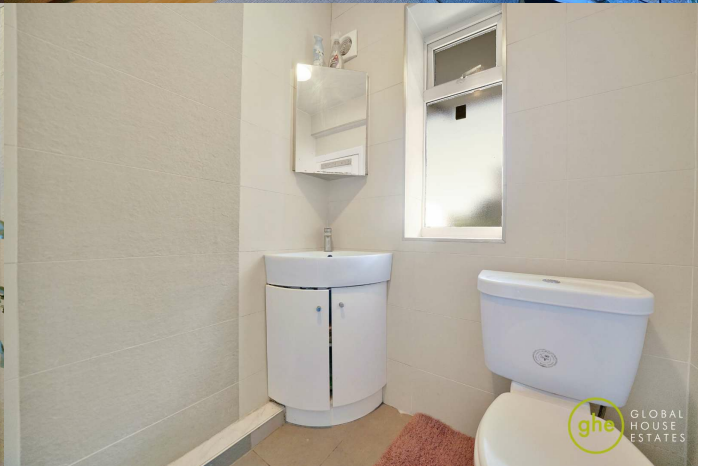
**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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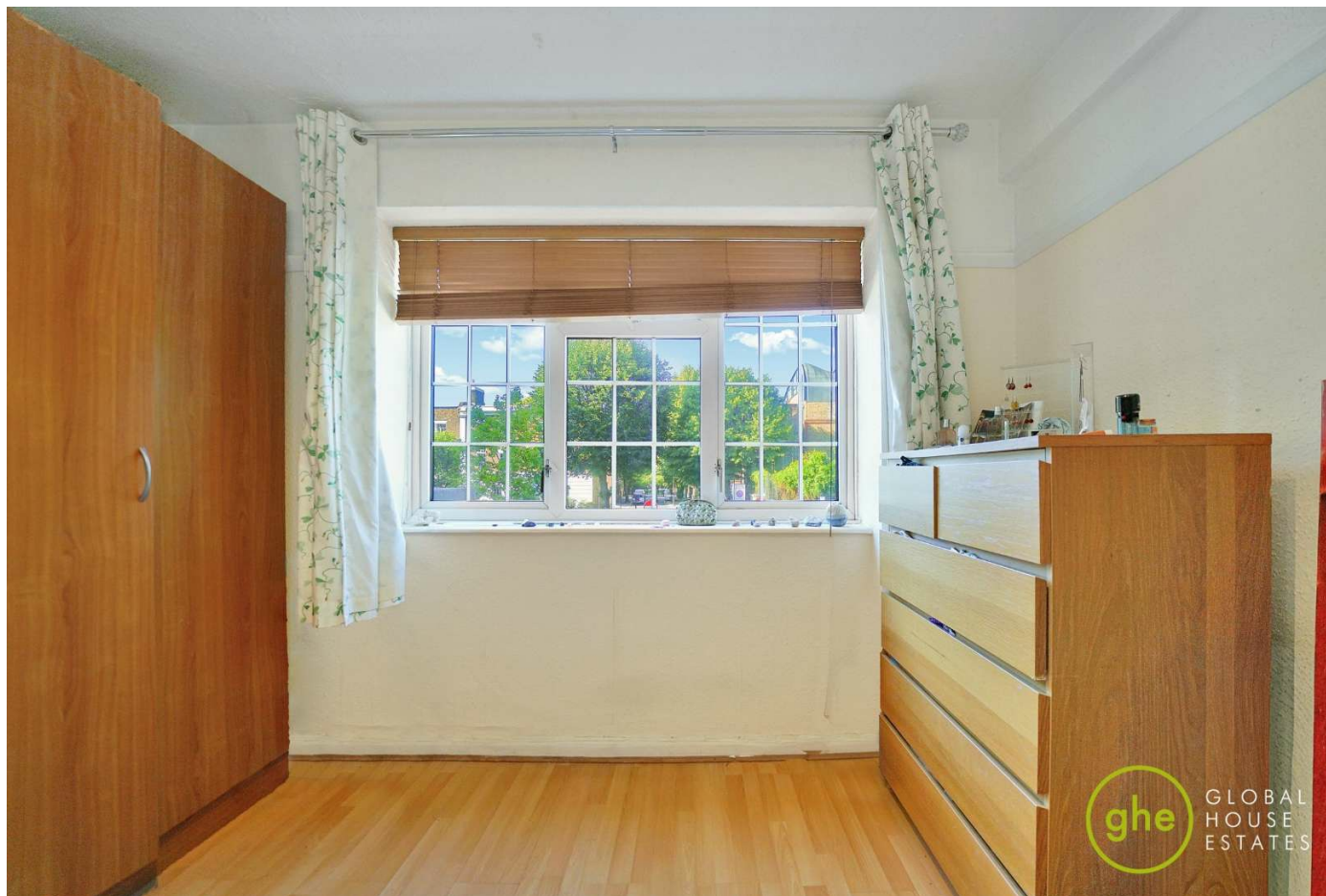
EPC











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