

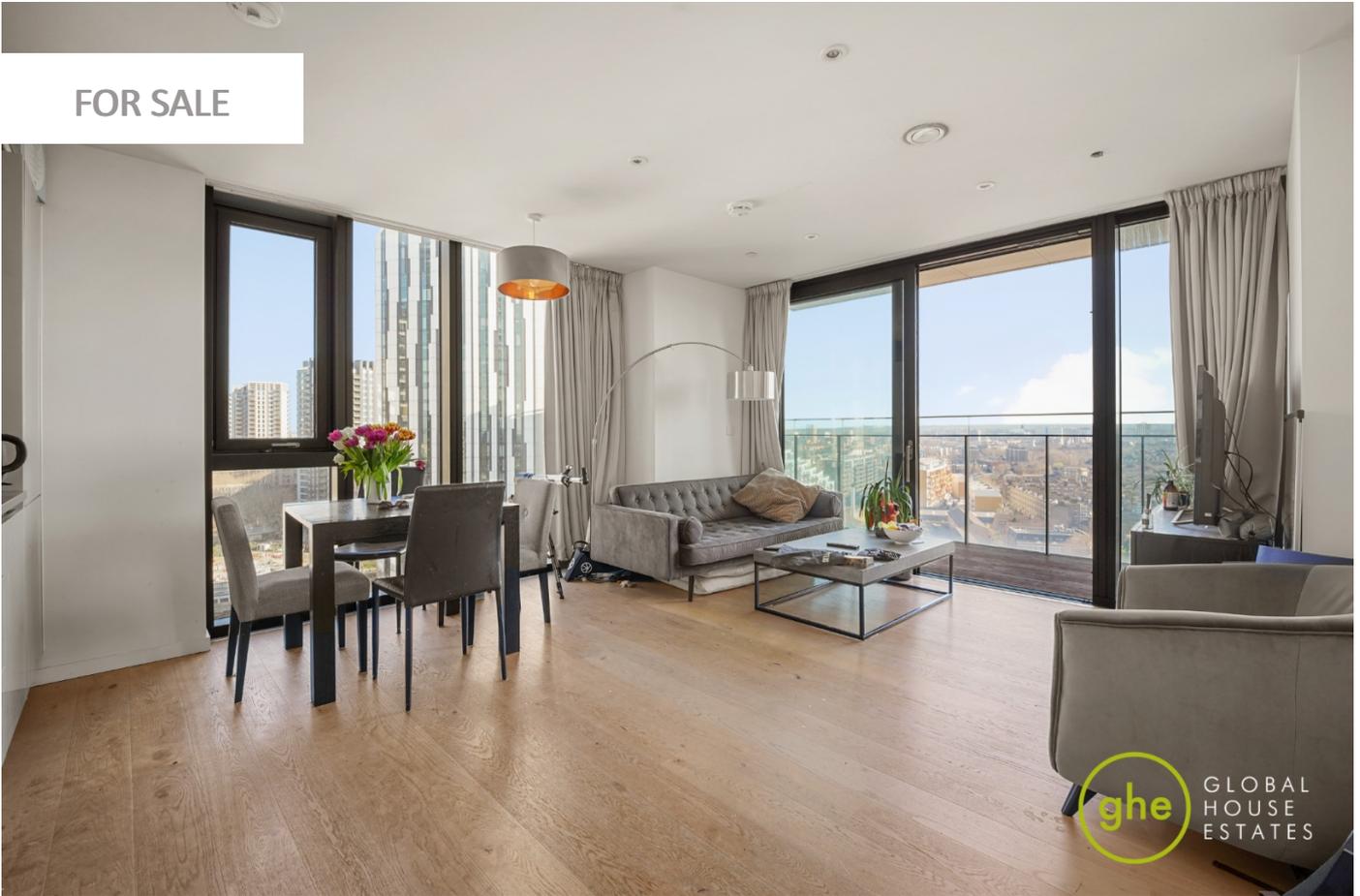
0247 401 2020 | enquiries@globalhousestates.com

1 ST. GABRIEL WALK, ELEPHANT AND CASTLE, LONDON

£700,000.00



FOR SALE



Property Description

Discover a beautifully presented two-bedroom apartment situated on the 14th floor of the iconic One The Elephant, a modern development in the heart of Elephant and Castle.

Spanning over 760 sq ft, the apartment offers a bright and spacious open-plan living room. The space is complemented by a sleek, fully fitted contemporary kitchen, ideal for both everyday living and entertaining. Floor-to-ceiling windows offer an abundance of natural light, creating a warm and inviting atmosphere throughout.

A private balcony extends the living space outdoors, the perfect place to relax and enjoy elevated views across the city, including the Battersea Power Station.

Both double bedrooms are generously proportioned. The master bedroom benefits from a built-in wardrobe. Completing the accommodation is a modern three-piece bathroom. A hallway storage cupboard adds everyday practicality, and the home is kept comfortable year-round thanks to underfloor heating, an advanced air filtration system and a heat exchange ventilation system.

Residents can enjoy excellent on-site amenities, including a 24-hour concierge and secure entry with controlled access to each floor. The development has a large communal roof terrace and a fully equipped residents' meeting room with kitchen facilities.

The local area has an excellent selection of amenities, creating a vibrant and convenient lifestyle for residents. Just moments away, the Castle Centre provides good fitness facilities. Elephant Park itself is a lively destination, home to a number of popular restaurants, cafés, and bars.

Positioned directly opposite Elephant & Castle station, the apartment provides exceptional connectivity with Northern, Bakerloo and Nation rail services available.

The property is currently tenanted and can be offered in vacant possession. Contact Global House Estates for more information.

Length of lease: approximately 240 years remaining

Service charge: approximately £5823 per annum

Ground rent: £400 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

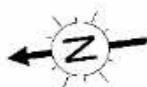
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Floor plan

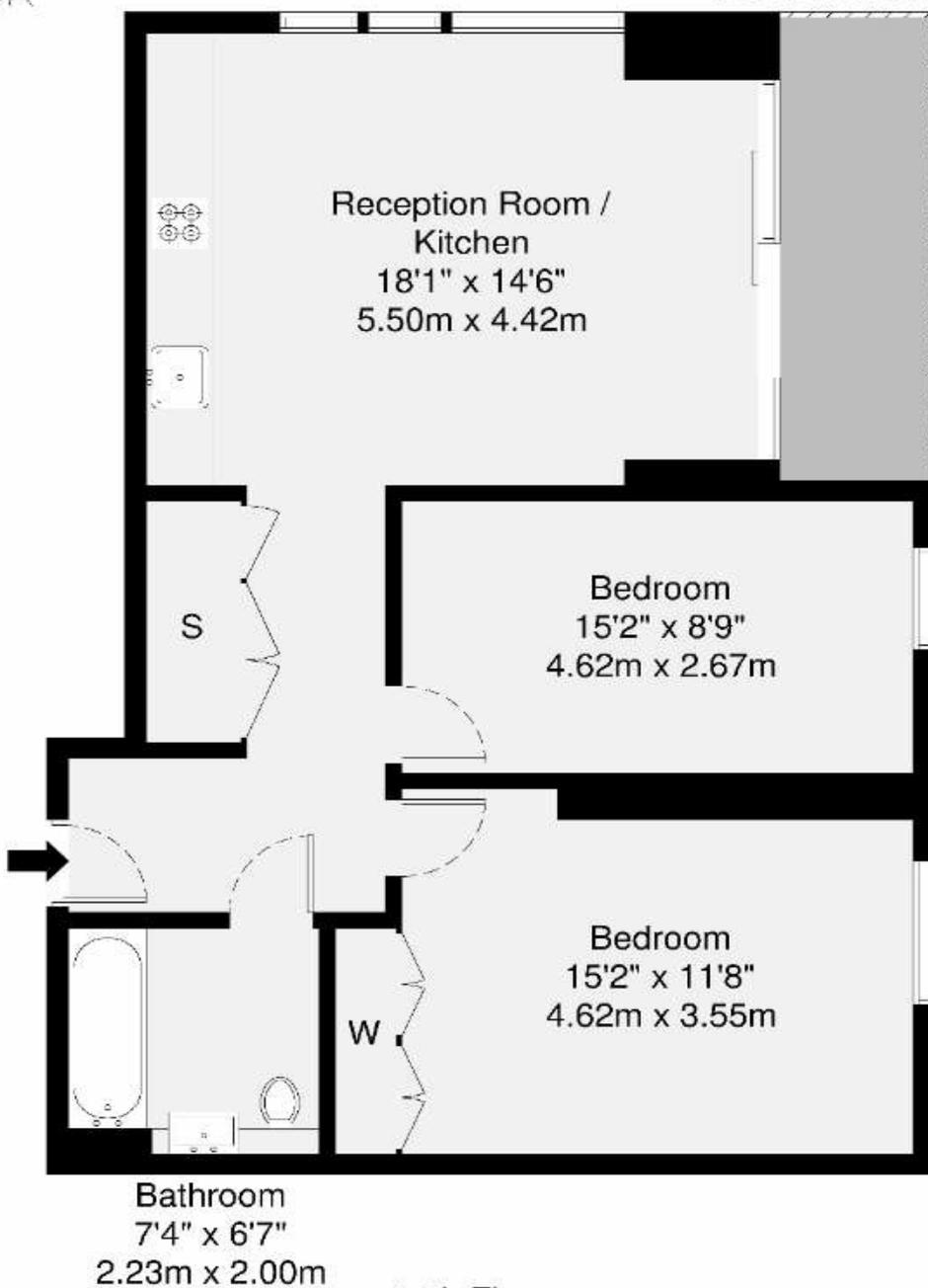


St Gabriel Walk, SE1

GROSS INTERNAL AREA
71.5 sq m / 769 sq ft



Balcony
13'8" x 5'0"
4.16m x 1.53m



GROSS INTERNAL AREA (GIA)
The "ceiling to ceiling" area of the property
71.5 sq m / 769 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.2 sq m / 34 sq ft

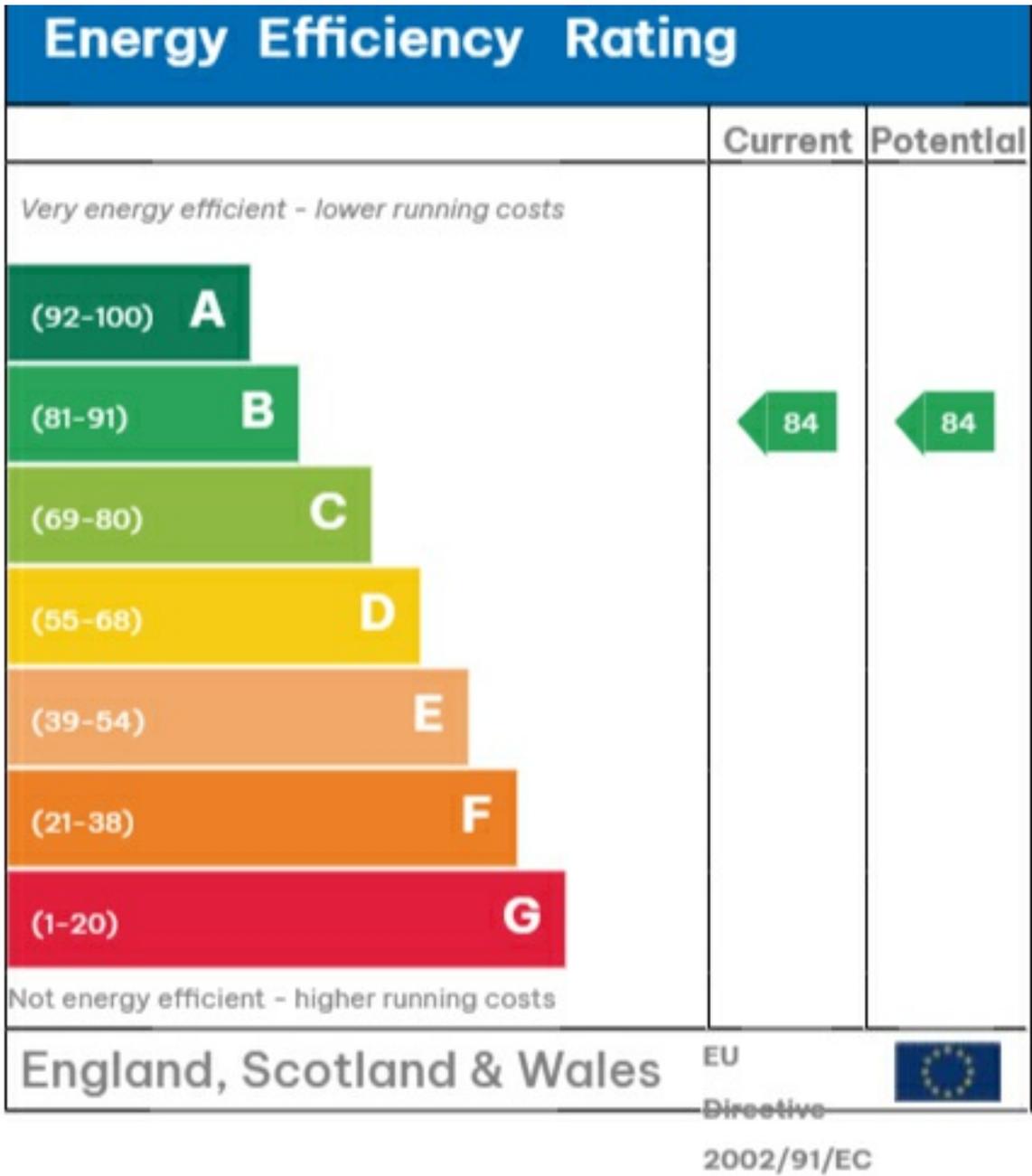
EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
6.3 sq m / 67 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

EPC







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