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HARPER ROAD, ELEPHANT AND CASTLE, LONDON

£340,000.00



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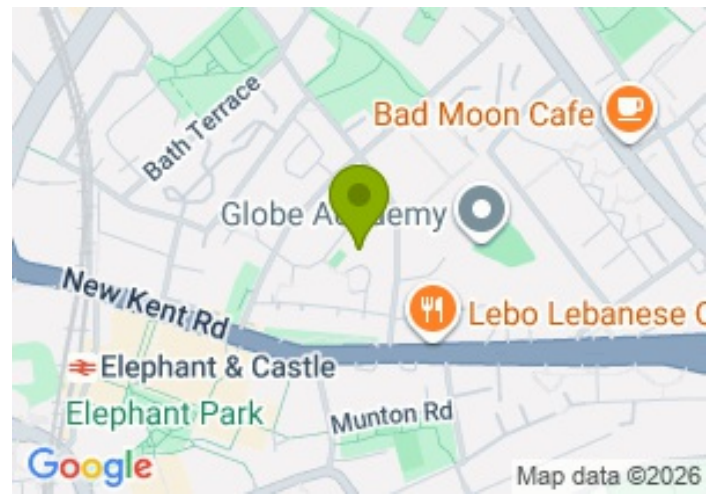


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FOR SALE



- Two double-bedroom flat
- Low annual charges and ground rent
- Chain free
- Separate kitchen
- Excellent connection to transport links
- Natural light throughout
- Double glazed windows



## Property Description

GHE is proud to present this attractive flat located in Harper Road, moments away from Elephant and Castle.

Offering two bright double bedrooms combining generous proportions with practical living space, making it an ideal home for first-time buyers or investors alike.

The apartment features a hallway leading into a welcoming living room currently used as a bedroom, with plenty of natural light, creating a comfortable space for relaxing and entertaining. The separate kitchen is thoughtfully designed with ample storage and integrated appliances. The two double bedrooms provide excellent space for relaxation, while a three-piece bathroom completes the property.

Perfectly positioned in the heart of Elephant and Castle, the apartment enjoys excellent access to local amenities and outstanding transport connections. Bramwell House is located just 0.4 miles from Elephant & Castle station and 0.6 miles from Borough station, providing fast and convenient links across London via the Northern and Bakerloo lines, alongside National Rail services.

Set within one of Central London's most exciting regeneration zones, the property also benefits from the £4 billion Elephant & Castle transformation programme, which continues to reshape the area with new green spaces, retail destinations, lifestyle amenities, and significant long-term investment appeal.

The surrounding area is full of character and energy, with an excellent selection of independent cafés, artisan bakeries, restaurants, and bars in nearby Elephant Park. Residents can also enjoy popular destinations including the world-famous Borough Market and the vibrant Bermondsey Street.

Offered with vacant possession, please contact Global House Estates for more information.

Service charge: circa £1864 per annum

Ground rent: £10 per annum

Length of lease: 97 years remaining

Disclaimer: All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

## 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

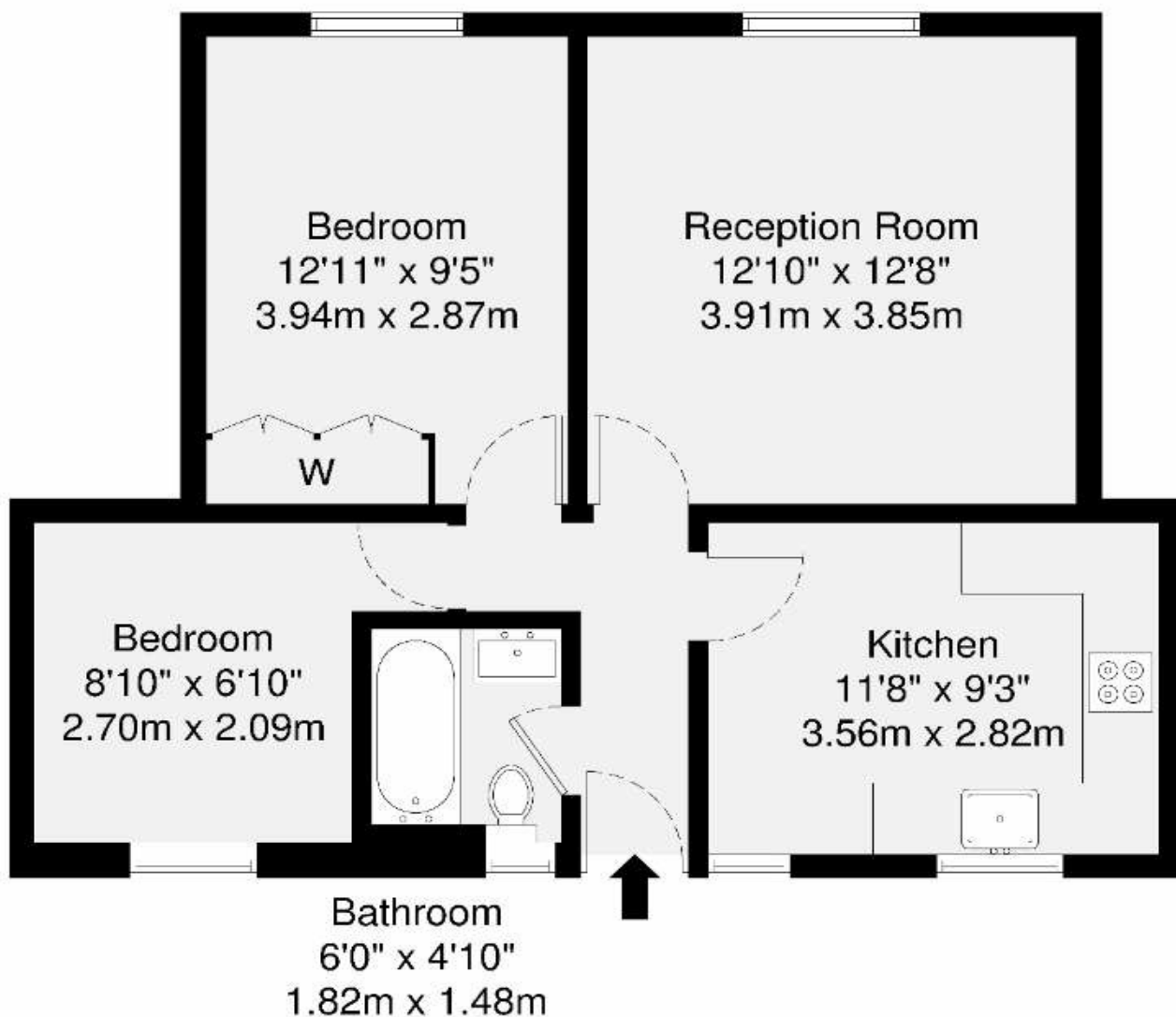
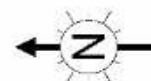
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# Floor plan



Bramwell House, SE1

GROSS INTERNAL AREA  
52.4 sq m / 564 sq ft



 GROSS INTERNAL AREA (GIA)  
The scope of the property  
52.4 sq m / 564 sq ft

 TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.9 sq m / 9 sq ft

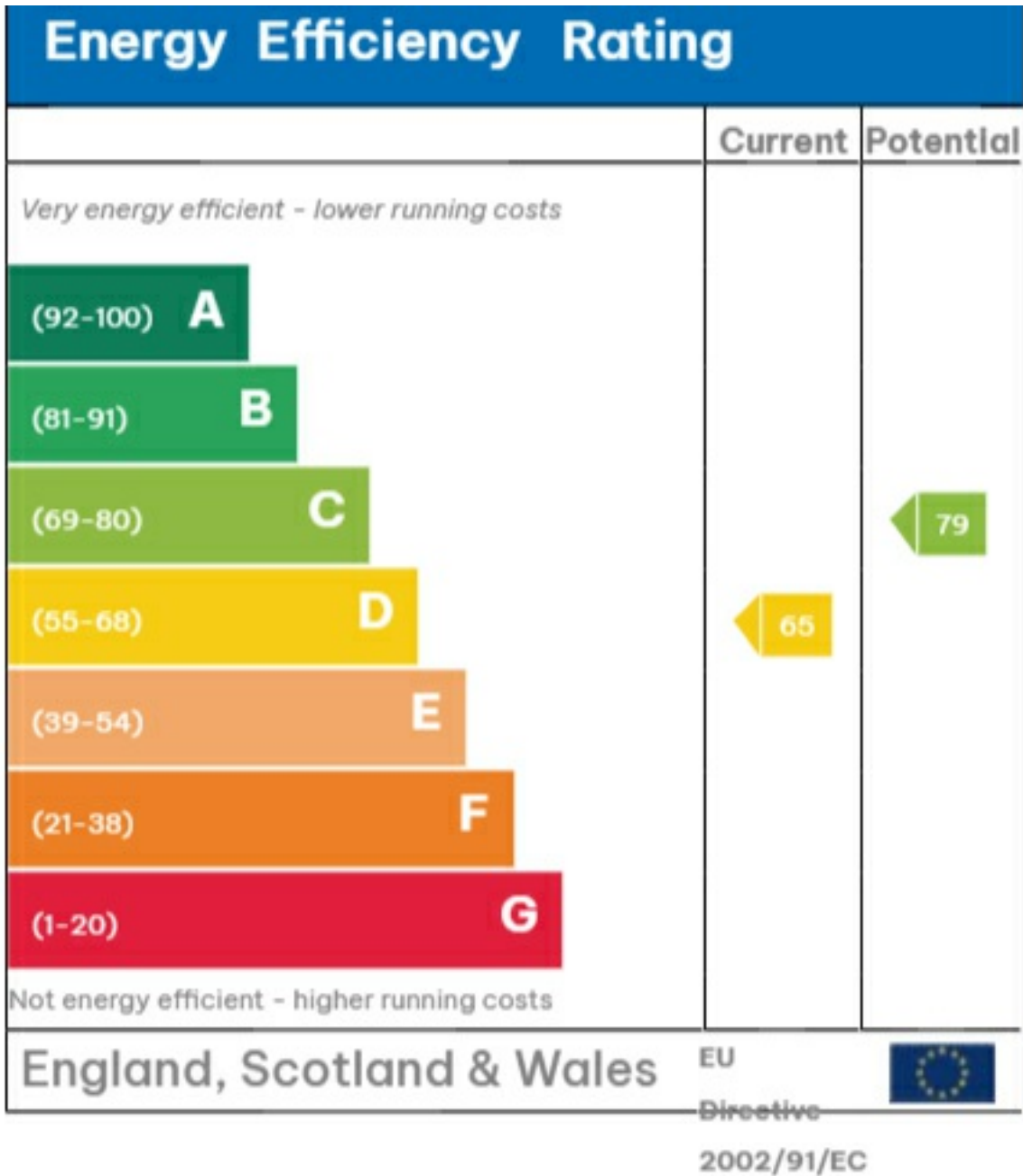
 EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

 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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