

0247 401 2020 | enquiries@globalhouseestates.com

1 ST GABRIELS WALK,, ELEPHANT AND CASTLE, LONDON

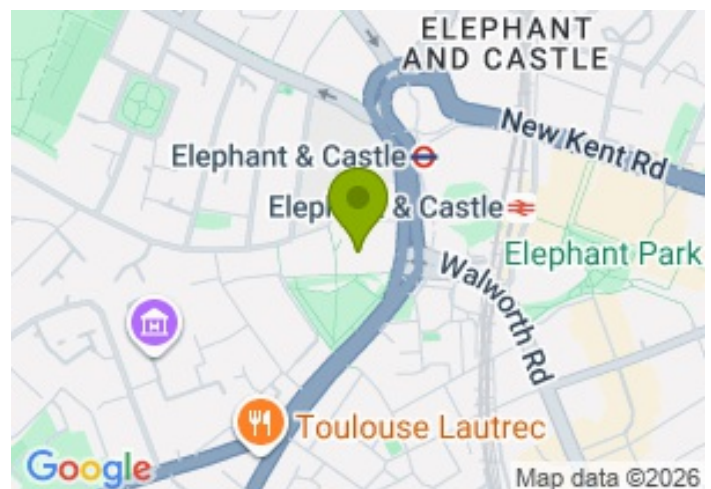
£780,000.00



FOR SALE



- Stunning views of the city
- Two-bedroom, two-bathroom apartment
- Large south-facing balcony
- Resident rooftop garden and 24H concierge
- Excellent transport links
- Chain Free
- Located on the 32nd floor
- Elephant Park within walking distance



Propety Description

Located on the 32nd floor of the iconic One The Elephant, this exceptional two-bedroom, two-bathroom apartment offers approximately 788 sq. ft. of beautifully presented living space.

Upon entering, you are welcomed by a long hallway leading to the bright living room, which benefits from dual-aspect floor-to-ceiling windows, spanning London's most iconic landmarks, from The Shard and Canary Wharf right across to Battersea Power Station, offering a spectacular view both day and night. The contemporary kitchen is finished with sleek cabinets and integrated appliances. The reception room is a generous space for both relaxing and dining, with direct access to a large private balcony.

The generous principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. A second spacious double bedroom also enjoys a large space. The main bathroom is a stylish, three-piece suite. The apartment further benefits from excellent storage throughout, double-glazed windows and underfloor heating, enhancing both comfort and energy efficiency.

Residents of One The Elephant enjoy access to an excellent range of on-site facilities, including a 24-hour concierge service, residents' lounge and communal rooftop garden.

Ideally positioned directly opposite Elephant & Castle Underground Station, the property offers excellent transport connections across London, with the Northern and Bakerloo lines providing convenient access to the City and beyond. Elephant Park is also close by where residents can enjoy a vibrant selection of restaurants, cafés, bars and green spaces.

The area further benefits from excellent leisure facilities on the doorstep, including a large gym, swimming pool and fitness centre with a wide range of indoor and outdoor activities.

The property is offered with vacant possession. Contact Global House Estates for more information.

Length of lease: approximately 240 years remaining

Service charge: approximately £6659 per annum

Ground rent: £400 per annum

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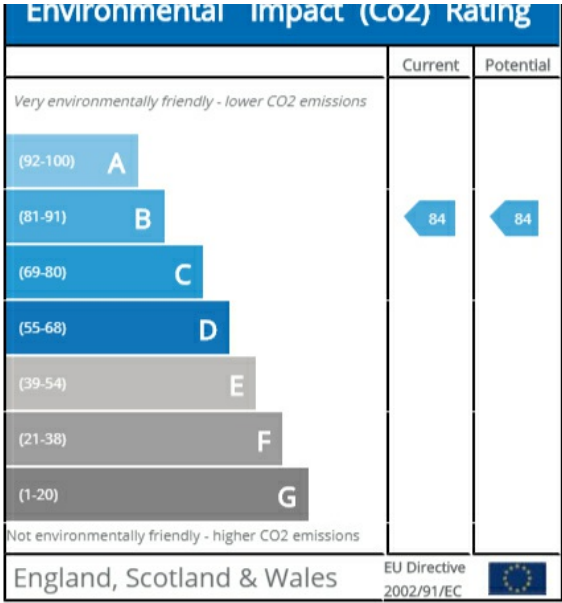
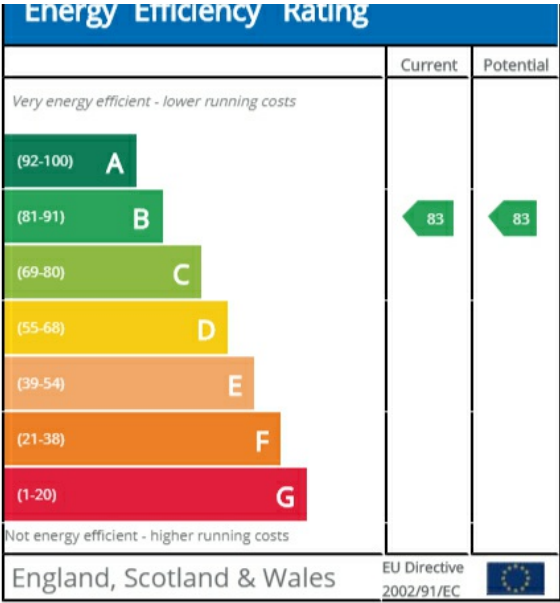
Viewing

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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