

£1,440.00

1 St Gabriel Walk, Elephant and Castle, London SE1 6FF



PROPERTY OVERVIEW

3 Bedrooms 3 Bathrooms 1 Reception

A stunning three double bedroom apartment located on the 34th floor of One The Elephant, a 37 storey residential development designed by award-winning architect Squire and Partners.

This property boasts over 1200 sqft and comprises of a large open plan kitchen/reception, three double bedrooms, built-in wardrobes and three bathrooms. Finished to a high standard throughout, the spacious apartment includes generous balcony space, dual aspect views, engineered timber flooring, underfloor heating, air conditioning, large glazing, and a bespoke fitted kitchen with Bosch appliances. The development benefits from excellent onsite amenities including a 24hr concierge and secure cycle storage.

One The Elephant is located in Travel Zone 1, in the immediate vicinity of Elephant and Castle station ...

35a St Georges Road,
London SE1 6EW

+44 (0) 207 401 2020

www.globalhouseestates.com

4th Floor, Lee Garden 3,
Causeway Bay, Hong Kong

+852 3963 8411

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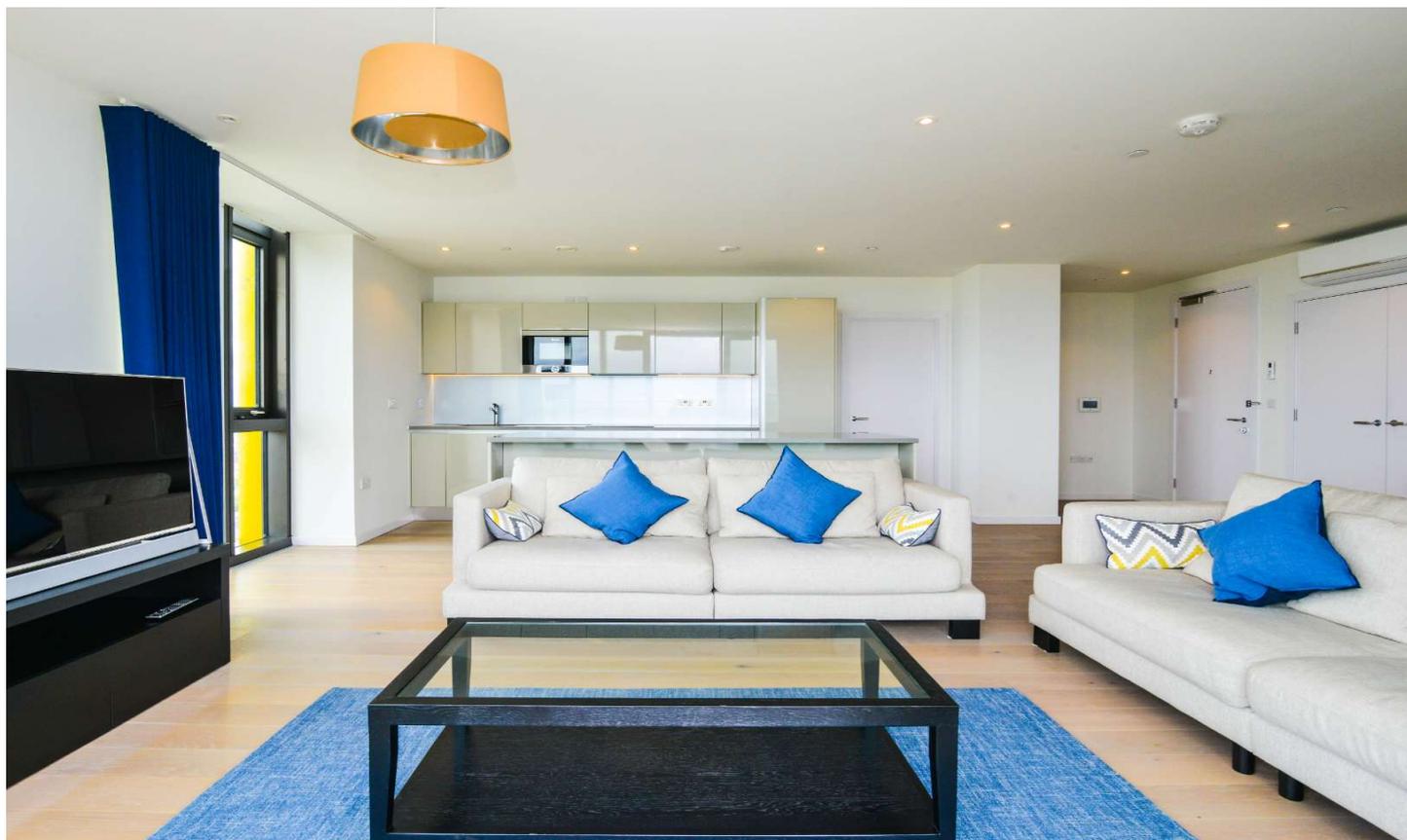
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One The Elephant, SE1



Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft



Thirty Fourth Floor

This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>82</p>	<p>82</p>
<p>England, Scotland & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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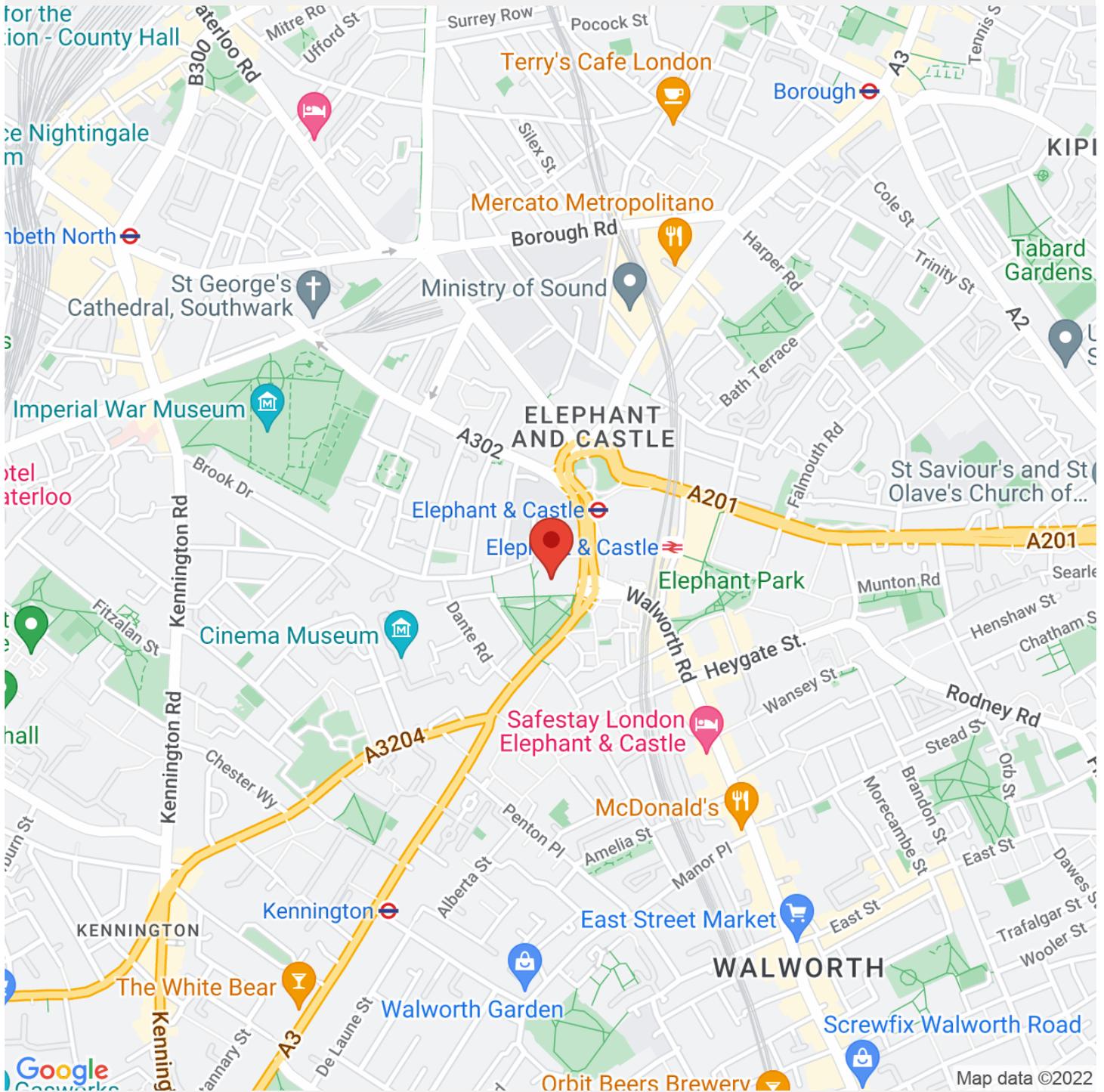
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