



BRAND NEW FURNISHED BRIGHT AND SPACIOUS 2 BEDROOM APARTMENT IN ELEPHANT PARK.

WALTON HEIGHTS, 143 WALWORTH ROAD, ELEPHANT PARK, LONDON, SE17 1FZ

Furnished, £2,800 pcm + fees and other charges apply.*

Available from 01/10/2019



• 2 Bedrooms • 2 Bathrooms • 1 Reception

- Brand new apartment
- Furnished to a high standard
 - 24 hour concierge
 - Resident's gym
 - Private balcony
- Walking distance to Elephant & Castle Underground and Train Station

- **EPC Rating = C**
- **Council Tax = E**

Situation

Situated in the newly build Elephant Park and zone 1/2 this apartment is just 0.3 miles (5 mins) to Elephant & Castle Station which holds the Northern Line, Bakerloo Line, Thameslink and Southeastern.

There are multiple bus routes at Walworth Road and National Express coaches which serve New Kent Road.

Description

This third floor flat in the brand new Elephant Park development features 823 sq ft of spacious and bright living space; a fully fitted open plan kitchen/reception room finished to a high standard; 2 double bedrooms; 1 ensuite shower room and 1 large bathroom.

The property further benefits hard flooring in the living spaces; private balcony with outdoor furniture; and floor-to-ceiling windows in the reception room which floods the space with light

The property also features a resident's gym and 24 hour concierge.

The development is set to fully complete in 2025 and is centred of a new 2 acre park. There will be space for over 50 new shops, restaurants and cafes.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

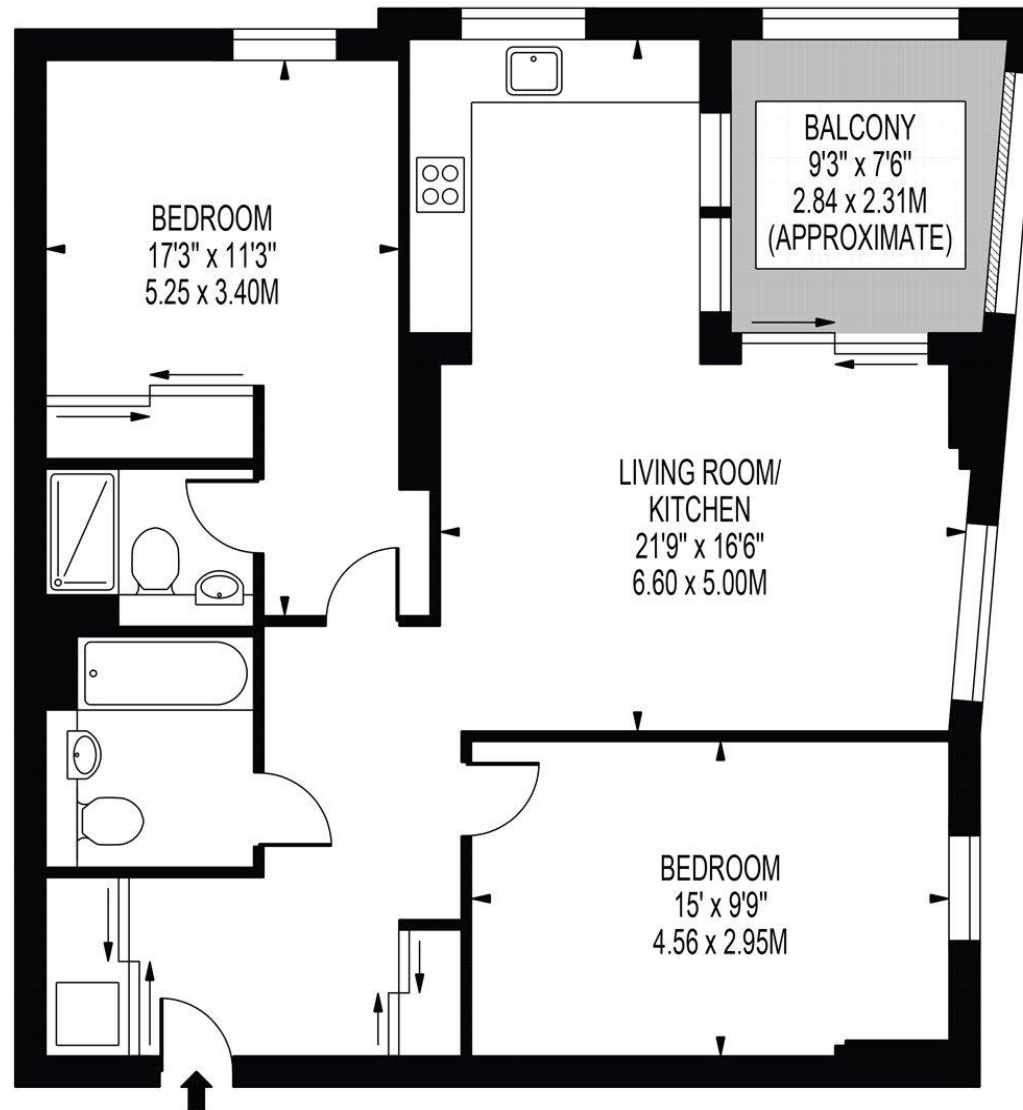
Viewing

Strictly by appointment with Savills.



WALTON HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 823 SQ FT - 76.43 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
 ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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Waterloo Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190729BEBY

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