

Siddal Apartments, Heygate Street, Elephant and Castle, SE17

Asking Price: £525,000

Benham & Reeves

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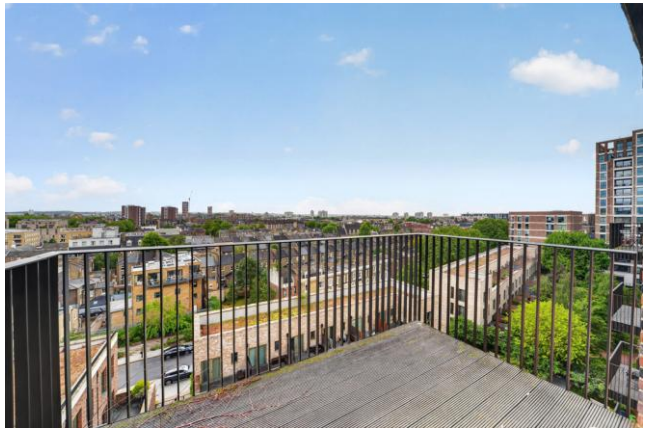
1 Bedroom (s) 1 Bathroom (s) Leasehold

Situated on the seventh floor of Siddal Apartments, an integral part of the remarkable 'Elephant Park' project, this superb one bedroom apartment offers approximately 549 square feet of living space.

The property features a spacious open-plan living area, a sleek modern kitchen with premium appliances, a generously sized bedroom, and a beautifully finished bathroom. A private balcony provides the perfect outdoor retreat, while residents also have access to a beautifully landscaped communal garden.

Residents of this property enjoy access to communal rooftop gardens, secure cycle storage and a round-the-clock concierge service. Furthermore, a variety of conveniences are nearby, including newly established bars, cafés, and restaurants. Notably, the Elephant and Castle shopping centre, currently in development, promises to enhance the local offerings even further.

Situated in close proximity to Elephant and Castle National Rail and Underground stations, residents have easy access to both underground and rail services, facilitating commutes to the City and West End. With Thameslink, Southeastern, Bakerloo, and Northern line services, the property offers an abundance of transportation options.







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Property Features:

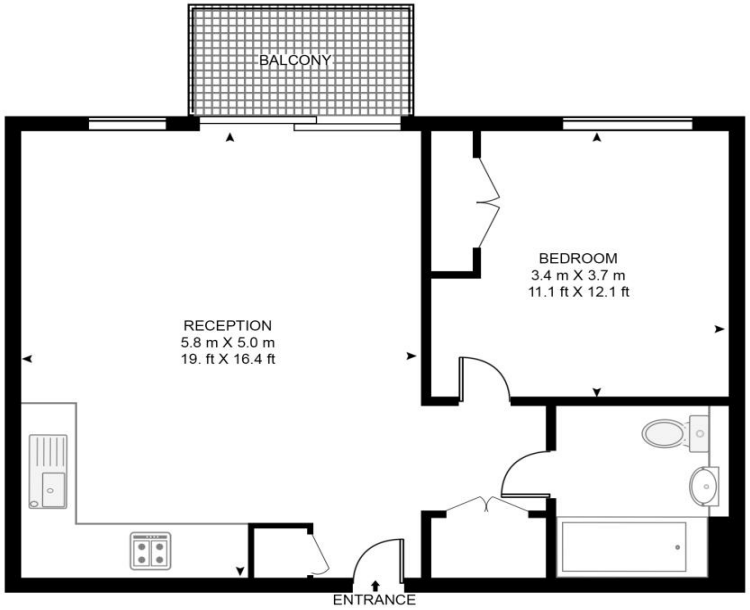
- One Bedroom
- One Bathroom
- 549 Square Feet (Approx.)
- Private Balcony
- Seventh Floor
- 24-Hour Concierge
- Communal Roof Terrace & Gardens
- Residents' Gym & lobby
- Elephant & Castle Station (0.1 miles), Borough Station (0.7 miles) and Kennington Station (0.6 miles)

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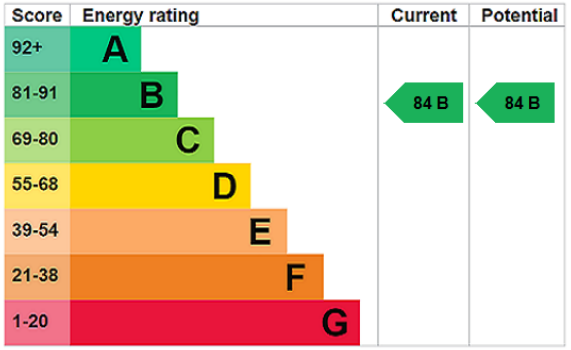
SIDDAL APARTMENTS, ELEPHANT PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA 549 SQ.FT (51 SQ.M)





SEVENTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£525,000
Tenure:	Leasehold Expires 02/02/2265 Approximately 238 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2026
Service Charge:	£6,000.00 (per annum) for the year 2026
Anticipated Rent:	£2,500.00 pcm Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: WOO260060

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