

Baldwin Point, Sayer Street, Walworth, SE17

Asking Price: £470,000

Benham & Reeves

Baldwin Point, Sayer Street, Walworth, SE17

1 Bedroom (s) 1 Bathroom (s) Leasehold

A well-presented fifth-floor one bedroom apartment situated within Baldwin Point, part of the highly sought-after Elephant Park development in SE17.

The property spans approximately 570 square feet of living space and offers a bright and contemporary living environment, featuring a spacious open-plan reception room and modern kitchen with a range of integrated appliances. Full-height windows flood the space with natural light and provide a seamless connection to the private south-west-facing balcony, offering an ideal space to relax and enjoy the afternoon and evening sun.

The generous double bedroom benefits from floor-to-ceiling windows and a fitted wardrobe, providing both excellent natural light and ample storage. A stylish contemporary bathroom completes the accommodation.

Residents of Baldwin Point benefit from an impressive range of on-site facilities, including a 24-hour concierge, communal gardens, residents' café, crèche, projector room and rooftop spaces, providing opportunities for both relaxation and socialising.

Elephant Park is surrounded by an excellent selection of restaurants, cafés, shops and everyday amenities, with Elephant & Castle also offering further facilities and transport connections. Elephant & Castle Underground and National Rail stations are approximately a 10-minute walk away, providing convenient access to the City, West End and wider London via the Northern and Bakerloo lines, as well as National Rail and Thameslink services.







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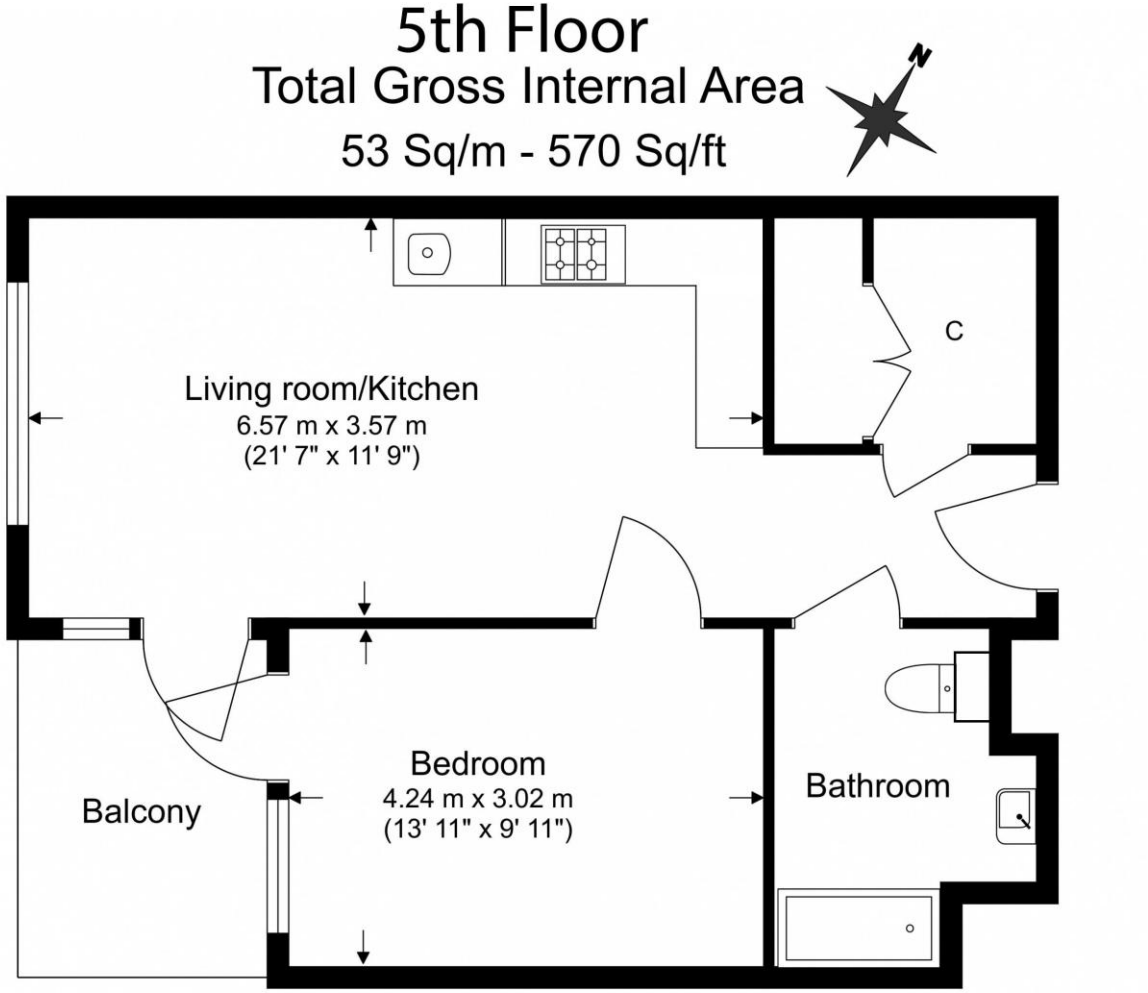


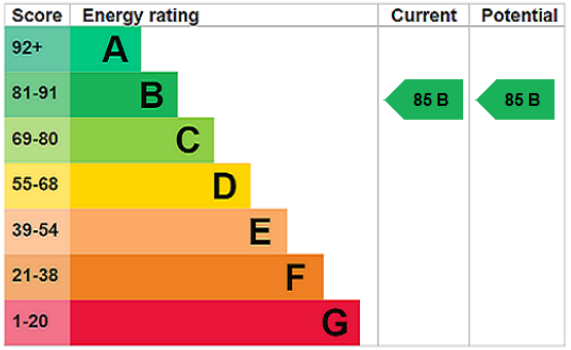


Property Features:

- One Bedroom
- One Bathroom
- 570 Square Feet
- Fifth floor
- Balcony
- Communal Roof Terrace
- Concierge, Gym, Cycle Storage
- Elephant & Castle Station (0.3 miles)

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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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:	£470,000
Tenure:	Leasehold Expires 02/02/2265 Approximately 238 Years Remaining
Ground Rent:	£300.00 (per annum) for the year 2026
Service Charge:	£5,097.08 (per annum) for the year 2026
Anticipated Rent:	£2,000.00 pcm Approx. 5.1% Yield

Viewings:

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

Our reference: SHD260013

T: 020 7740 3050
E: surreyquays@benhams.com
W: www.benhams.com

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