

Hurlock Heights, Deacon Street, Elephant and Castle, SE17

Asking Price: £390,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

Situated on the 8th floor of Hurlock Heights, an integral part of the remarkable 'Elephant Park' project, this superb studio apartment offers approximately 429 square feet of living space. Boasting a balcony, the apartment features a modern living area seamlessly integrated with a chic kitchen, complete with a breakfast area and ample room for a full-size bed and a built-in wardrobe. Additionally, it comprises a sleek, full-size bathroom, making it a truly desirable living space.

Residents of this property enjoy access to an impressive array of amenities, including a gymnasium, 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:

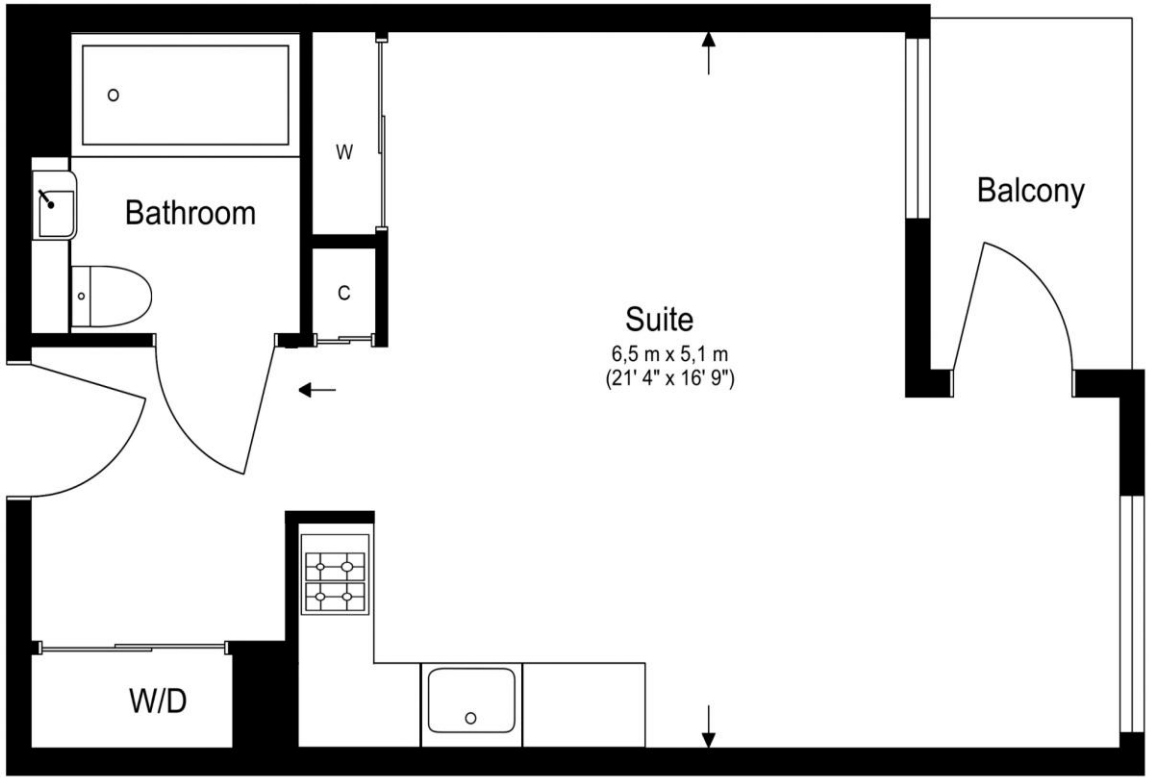
- Studio Apartment
- One Bathroom
- 429 Square Feet (approximately)
- Private Balcony
- 24-hour concierge
- Secure Cycle Storage
- Resident's Gym & lobby
- Communal Roof Gardens
- Elephant & Castle Station (0.1 miles), Borough Station (0.7 miles) and Kennington Station (0.6 miles)

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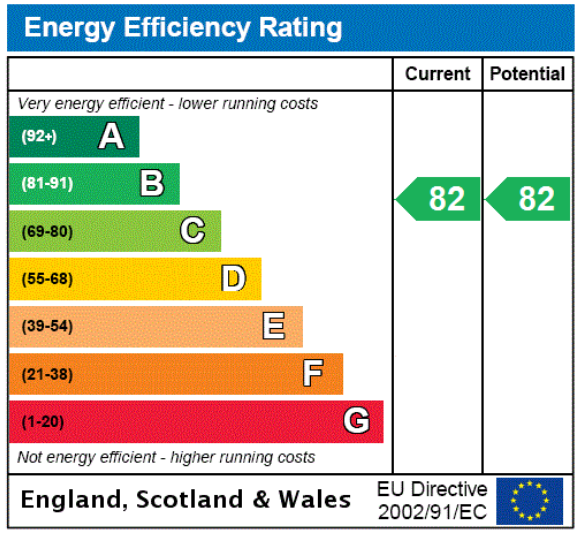
8th Floor

Total Gross Internal Area

39.9 Sq/m - 429 Sq/ft



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:	£390,000
Tenure:	Leasehold Expires 11/02/2266 Approximately 239 Years Remaining
Ground Rent:	£300.00 (per annum) To June 2027
Service Charge:	£3,382.12 (per annum) For the year 2026
Anticipated Rent:	£2,200.00 pcm Approx. 6.8 % Yield

Viewings:

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

Our reference: CHN240002

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