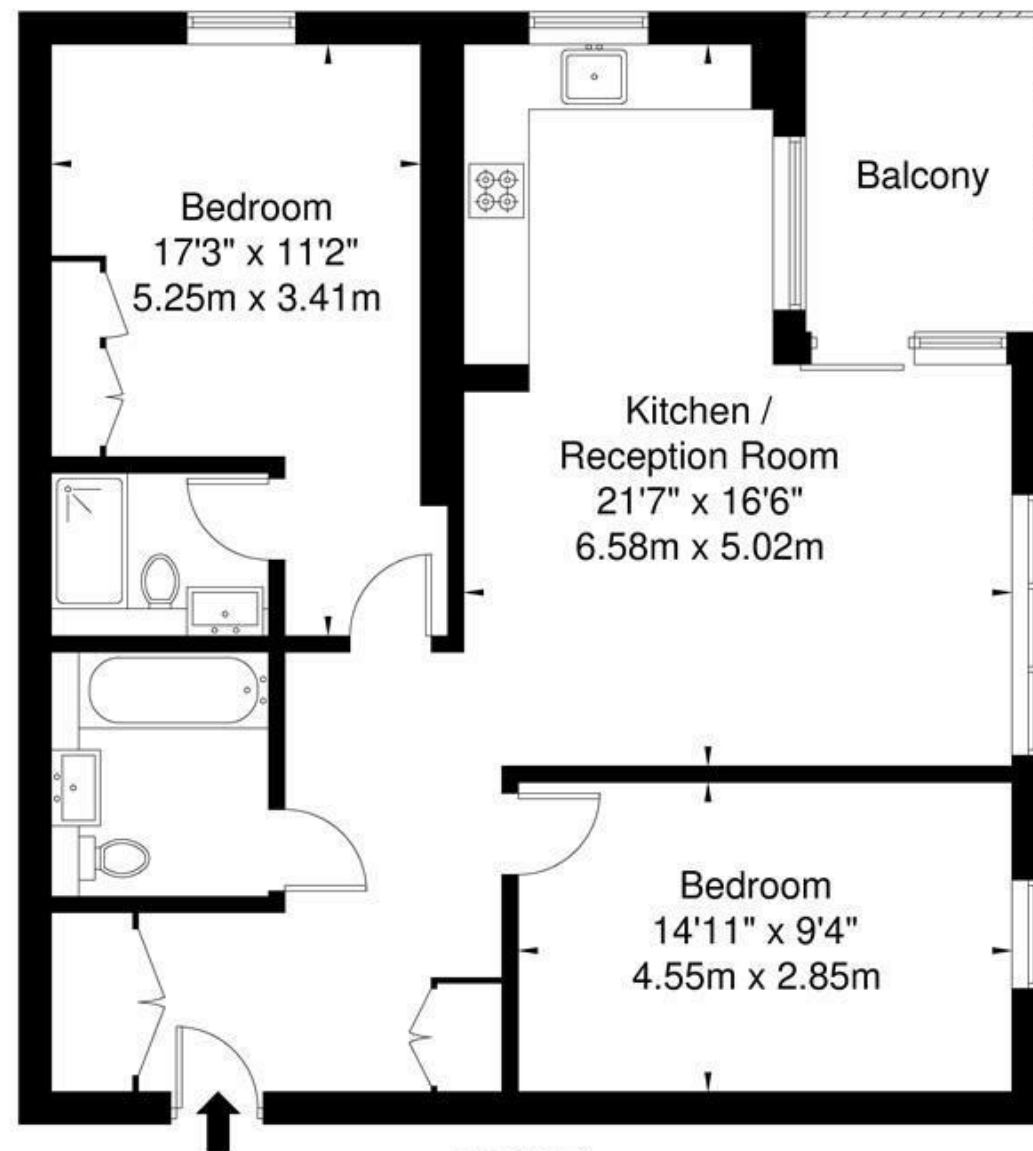


Walton Heights, Walworth Road, SE17 1FZ

Approx. Gross Internal Area = 78.9 sq m / 849 sq ft



12TH Floor

Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Walton Heights, Elephant & Castle

Asking Price £835,000 Leasehold

- One double bedroom
- Stunning development
- Ensuite bathroom
- Chain free
- 12th floor
- Balcony
- Excellent location

Walton Heights, Elephant & Castle

Petty Son & Prestwich are delighted to present this exceptional one double bedroom apartment, positioned on the 12th floor of a striking contemporary development in the heart of Elephant & Castle.

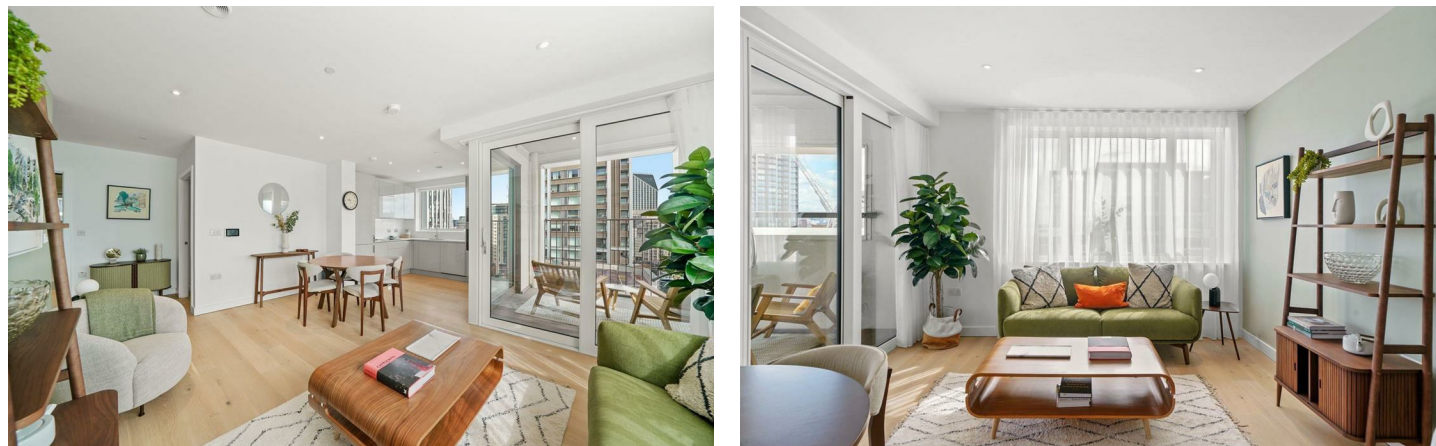
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 B

Council Tax Band: E



Beautifully designed with modern living in mind, the apartment offers a spacious entrance hall with excellent built-in storage, leading to an impressive open-plan living, dining and kitchen area. Flooded with natural light through expansive floor-to-ceiling glazing, this stylish space features elegant wood flooring, recessed lighting and a sleek, fully integrated kitchen. The living area opens onto a generous private balcony, providing the perfect setting to relax or entertain while enjoying elevated views.

Bedroom
17'3" x 11'2"

Bedroom
14'11" x 9'4"

The principal bedroom is a generous double with fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom is equally well-proportioned and served by a beautifully appointed family bathroom. Thoughtfully designed throughout, the apartment offers excellent storage and boasts an impressive energy efficiency rating.

Residents enjoy access to an outstanding range of premium on-site amenities, including a 24-hour concierge service, a fully equipped residents' gym, secure cycle storage and beautifully landscaped communal gardens. Perfectly positioned within the vibrant Elephant Park neighbourhood, the development is surrounded by an excellent selection of cafés, bars, restaurants and green open spaces.

Elephant & Castle National Rail and Underground stations are just a four-minute walk away, offering exceptional connectivity via Thameslink, Southeastern, the Bakerloo and Northern lines, providing swift access to the City, the West End and beyond.

Lease Information: 250 years from 11th February 2016 (239 years currently remain)
Service Charge: £6149.64 per annum (reviewed annually)
Ground Rent: TBC
EPC Rating: B81
Council Tax Band: E
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room/ Kitchen
21'7" x 16'6"