



Walton Heights, 149 Walworth Road, London, SE17 1RW

£675,000

A 2 double bedroom 2 bathroom apartment for sale situated within the impressive 'Elephant Park' Development.

The apartment is on the 3rd floor, comprising a bright and spacious reception room, luxury fitted kitchen to one corner and access to a spacious balcony. Spacious bedrooms, luxury bathroom suite and luxury en suite shower room to master bedroom.

Residents benefit from 24hr concierge and gym.

The development is a short walk to Elephant & Castle Tube & Train Stations and local amenities such as restaurants, cafes & bars.

Service charge £5700 per annum
Ground rent £500 per annum
Lease 245 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 2 DOUBLE BEDROOMS
- ELEPHANT PARK DEVELOPMENT
- CLOSE TO SHOPS
- 24 HOUR CONCIERGE
- 2 LUXURY BATHROOM SUITES
- VERY CLOSE TO STATION
- 3RD FLOOR
- LARGE BALCONY

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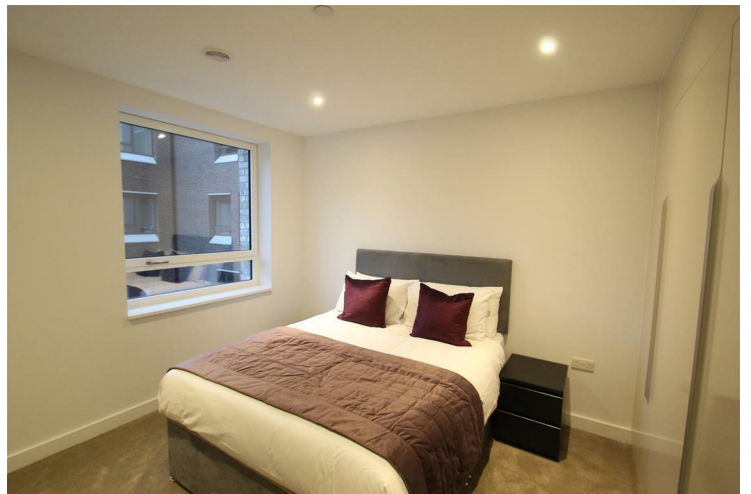
KITCHEN



RECEPTION ROOM



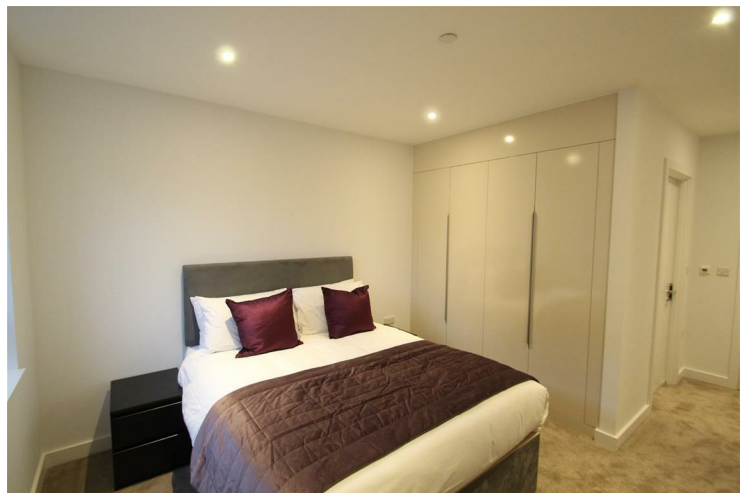
RECEPTION ROOM



BEDROOM 1



BATHROOM



BEDROOM 1

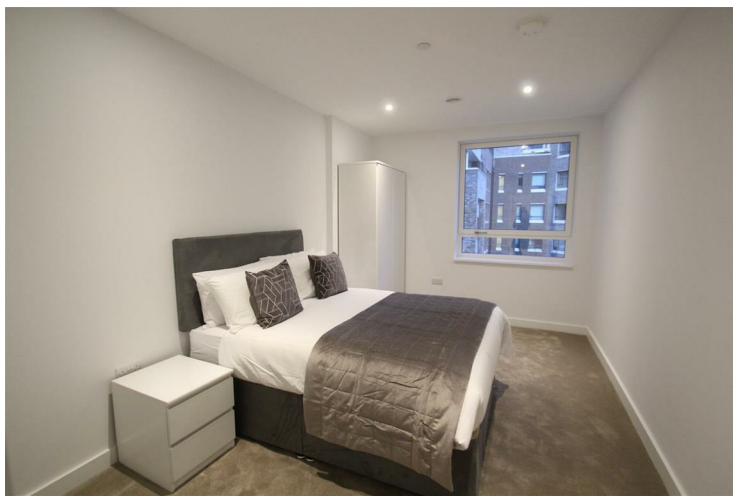
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EN-SUITE



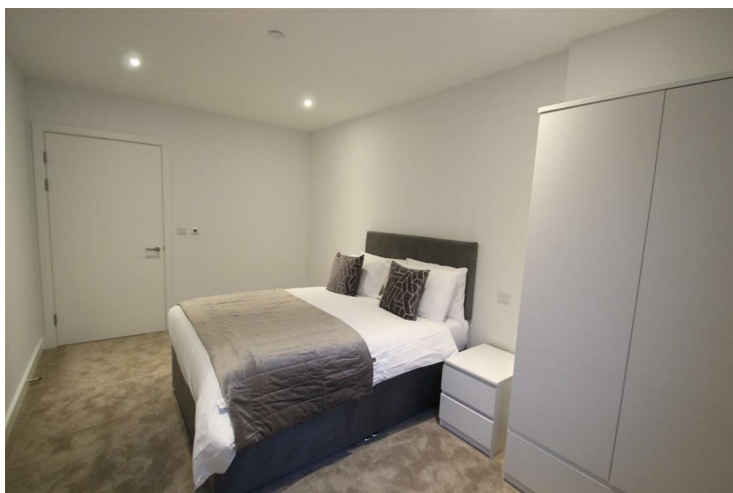
RECEPTION ROOM



BEDROOM 2



BALCONY



BEDROOM 2

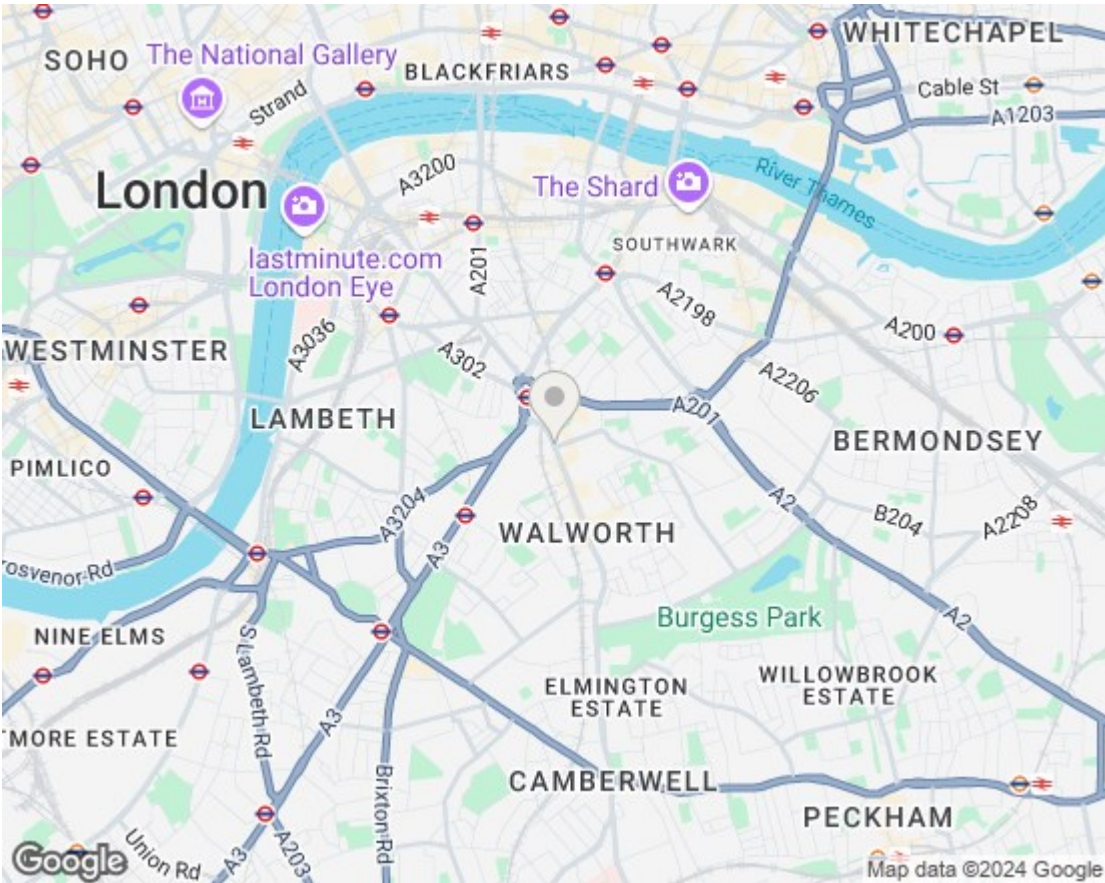


BALCONY

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FERRARO HOUSE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.