Hurlock Heights, 4 Deacon Street
London SE17

GARTON JONES.COM

Hurlock Heights, 4 Deacon Street
London, SE17

GARTON JONES.COM

9 Albert
Embankment
London
SE1 7SP

Sales +44 (0) 20 7735 1888
nineelms@gartonjones.com
www.gartonjones.com

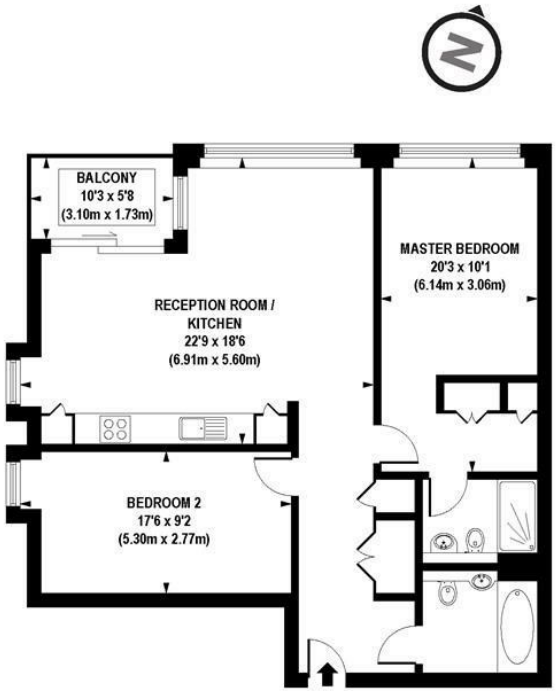
£850,000 Leasehold

A luxurious 2-bedroom apartment of 920sq.ft (85.47sq.m) offering fantastic views available for sale in Hurlock Heights, Elephant Park. This modern apartment comprises a spacious, dual aspect reception room benefitting from fantastic natural light, an open plan kitchen, two double bedrooms and two stylish bathrooms (1 en-suite). The building is located within five minutes' walk of the Elephant and Castle transport hub, which provides Underground (Northern and Bakerloo lines) as well as Overground services. Residents of Hurlock Heights benefit from a 24 hour concierge service and free access to a private residents gym. Hurlock Heights forms part of Elephant Park, a mass regeneration of Elephant & Castle benefiting from great local amenities including an eclectic mix of bars, restaurants, cafes & gyms.

- Electricity Supply — Mains | Water Supply — Mains | Sewerage — Mains | Heating — Under Floor Heating
- Broadband: Check Coverage via Ofcom
- Mobile Signal: Check Coverage via Ofcom
- Parking: No Parking Included
- Lift Access
- Building Safety: EWS1 Available on Request
- Council Tax Band E (London Borough of Southwark)
- Leasehold: 243 Years Remaining
- Service Charges: Approx. £4,000 per annum
- Ground Rent: £500 per annum
- EPC Rating B (84)

- 2 Bedrooms
- 920sq.ft (85.47sq.m)
- 2 Bathrooms (1 En-Suite)
- Dual Aspect Reception
- Open Plan Kitchen
- Balcony
- Underfloor Heating
- 24 Hour Concierge
- Access to Private Gardens
- Close to Elephant & Castle Station

EPC certificate available on request.



APPROX. GROSS INTERNAL AREA FLOOR 920 sq. ft / 85.47 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING