



This impressive four bedroom penthouse apartment is located on the 11th and 12th floor of an iconic Grade II listed high rise building in Elephant and Castle designed by renowned Architect Erno Goldfinger. The property benefits from 24-hour concierge services, secure underground parking and access to a communal swimming pool and gym.

The property has a bright and inviting reception room which offers incredible views across the city and gives access to the large private terrace. The kitchen has integrated appliances and fittings. This room leads to a winter garden which also gives access to the terrace. There is a bedroom and cloakroom on this level. The second floor is home to three further bedrooms; the master benefitting from an en suite and large walk-in wardrobe.

The terrace is enormous measuring over 1,000 sq ft in space and providing panoramic views of London - incredible for parties. A short walk from Elephant and Castle underground station, Elephant and Castle mainline station and a large number of bus routes going through the area, the property is incredibly well connected to the rest of London.



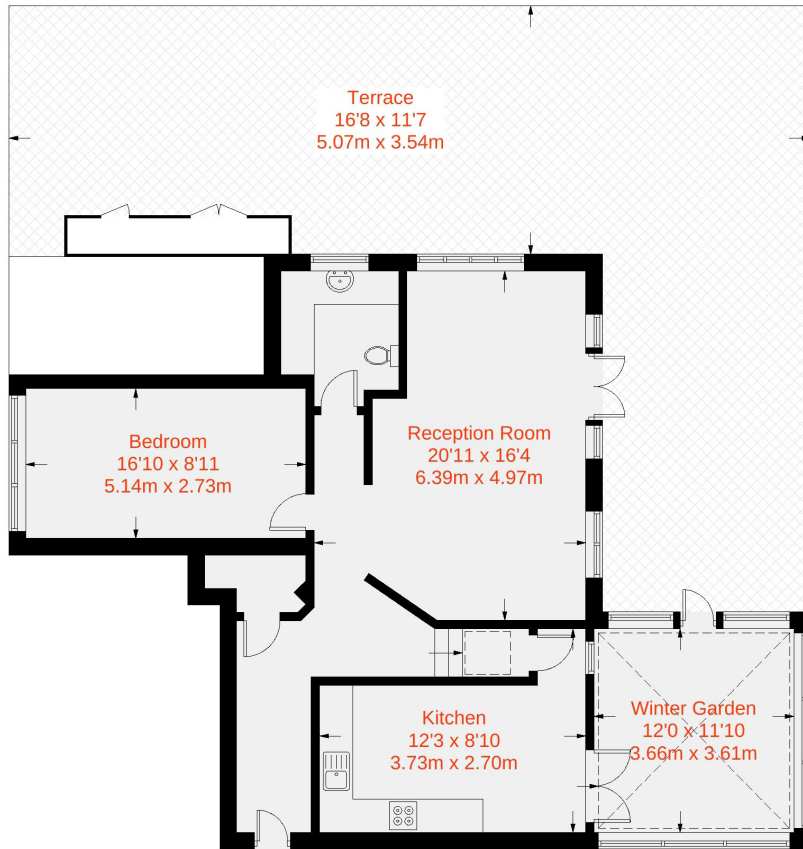








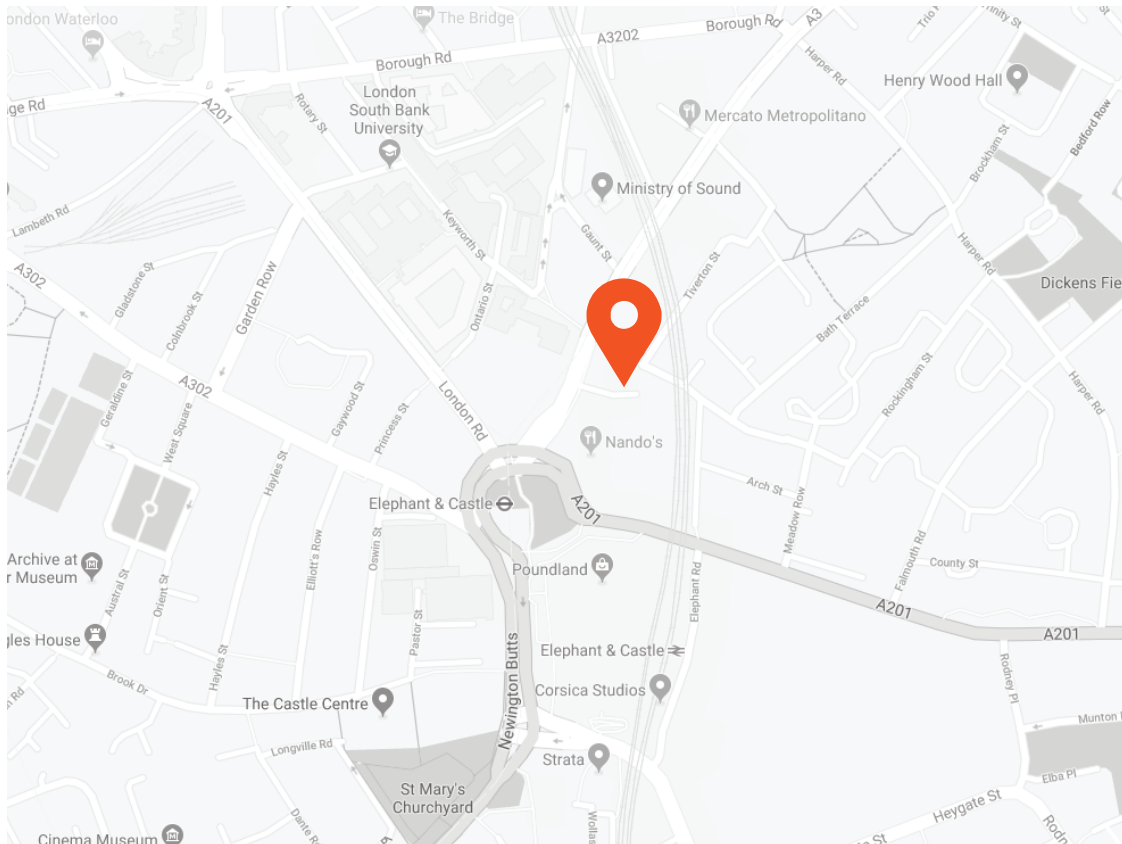
Approximate Gross Internal Area = 1658 sq ft / 154 sq m



Eleventh Floor
965 sq ft / 89.7 sq m



Twelfth Floor
693 sq ft / 64.4 sq m



Transport Links

- Elephant and Castle Underground (0.1 miles)
- Elephant and Castle Mainline (0.3 miles)
- Borough (0.5 miles)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	53
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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