



# CADDINGTON BLUE

One the Elephant, SE1

Property Price: £ 750

Property Type: Apartment



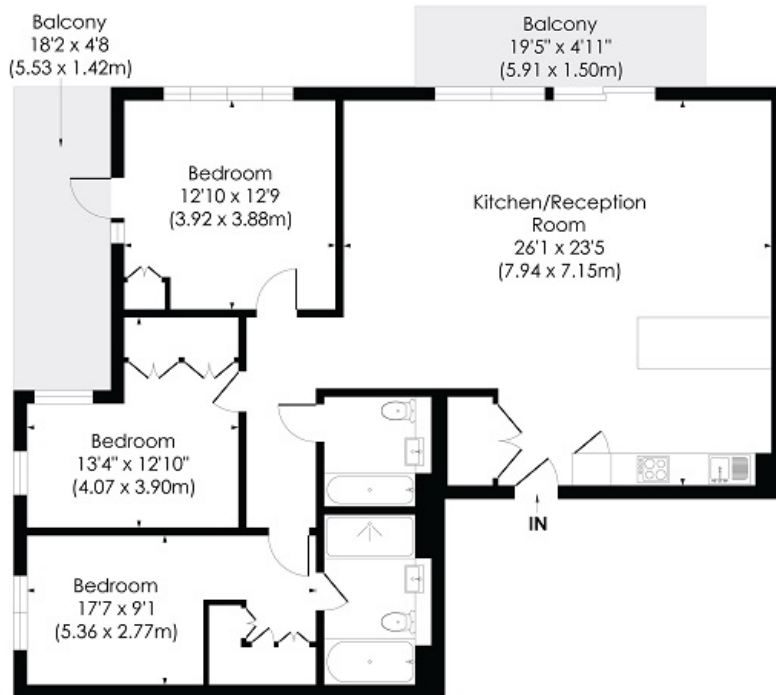


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Floor Plan:

## ONE THE ELEPHANT, SE1

Approx. Gross Internal Floor Area  
1256 Sq. ft/116.69 Sq. m



THIRTIETH FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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## Property Description

This excellent three-bedroom apartment with terrace is located on the thirtieth floor of One the Elephant, an award-winning building designed by the renowned architects Squires and Partners. Features include views as far reaching as the Houses of Parliament, the London Eye and Wembley Stadium.

The apartment is ideally serviced by 3 lifts that give access to the thirtieth floor. The spacious apartment is entered into the open plan kitchen/diner/reception that leads onto a wide, west facing balcony with plenty of room for a table and chairs and unobstructed views of the Houses of Parliament and the London Eye.

The apartment has 3 large double bedrooms. The master bedroom also has a dressing area and an en suite. There is a further large family bathroom.

Further benefits include a roof terrace, a residents plant growing area making it possible to grow your own plants in a designated area, a parking space (available by separate negotiation) and 24 hour concierge.

One The Elephant is within a short walk of Elephant & Castle station, which offers Underground (Bakerloo and Northern Line) and National Rail services (direct to St Pancreas, Gatwick & Luton Airport, Brighton). Walworth Road has numerous retail outlets including a Marks & Spencer, and the historic East Street market is very close by.

\*\*\*Secure Parking by separate negotiation available\*\*\*

\*\*All Tenants are subject to an Admin fee of £150 plus Vat per person. This includes referencing, contract preparation, registering their Deposit with Deposit Protection Scheme, registering them for Council Tax and other ancillary charges. If the Tenant requires a Guarantor then they will also need to pay £50 plus Vat per Guarantor.

## Key Features

Area : 1250sq ft  
Bedrooms : 3  
Bathrooms : 2  
Status : For Rent