



# Newington Causeway, Elephant & Castle, SE1

Asking Price: £270,000

Benham  
& Reeves



# Newington Causeway, Elephant & Castle, SE1

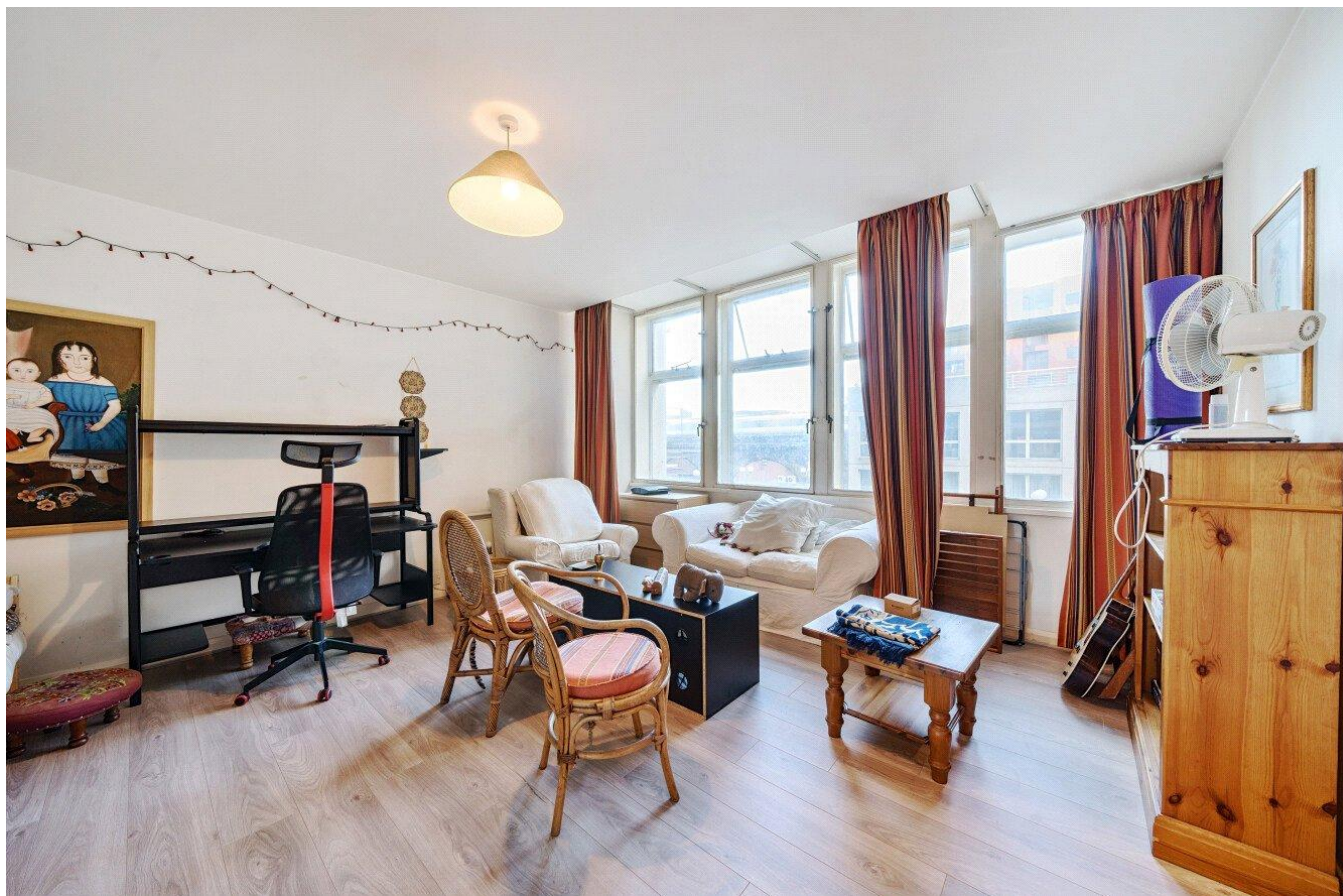
 Studio  1 Bathroom (s)  Leasehold

This contemporary studio flat, located on the first floor of a purpose-built block, boasts a spacious living room leading into a separate fitted kitchen. There is also a separate bathroom accessed via the hallway. The property benefits from laminate flooring throughout.

The development offers 24-hour concierge, video security, gym, swimming pool and secure residents' parking.

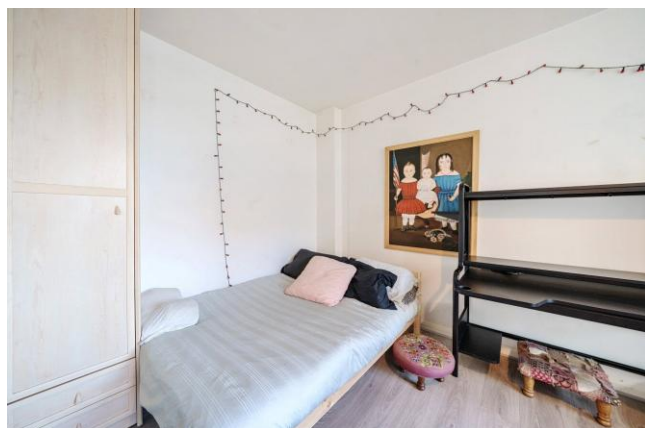
Ideally located just 0.2 miles from Elephant & Castle station, providing access to the Bakerloo and Northern lines, as well as Elephant & Castle Overground, offering Thameslink and Southeastern services, ensuring direct connections to the City and beyond.





## Property Features:

- Studio
- 1st Floor
- Concierge
- Gym
- Swimming Pool
- Secure Resident Parking
- No Onward Chain
- Close to Public Transport

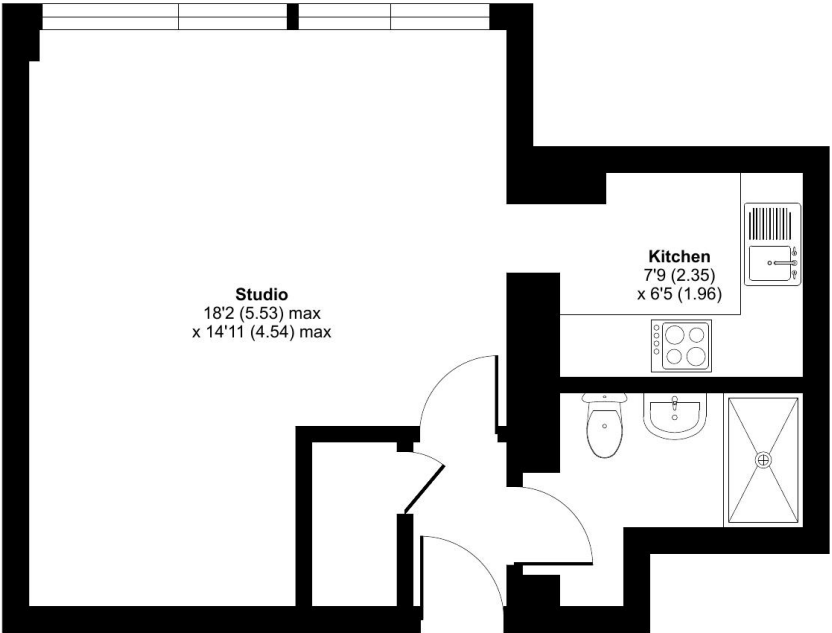


# Newington Causeway, Elephant & Castle, SE1



## Newington Causeway, London, SE1

Approximate Area = 386 sq ft / 35.8 sq m  
For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£270,000
Tenure:	Leasehold Expires 24/12/2995 Approximately 970 Years Remaining
Ground Rent:	£100.00 (per annum)
Service Charge:	£3,004.00 (per annum)
Anticipated Rent:	£1,400.00 pcm Approx. 6.2% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250051

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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