



Metro Central Heights, 119 Newington Causeway, London, SE1

£540,000 Leasehold

A fantastic opportunity to acquire a two-bedroom flat in the centre of Elephant and Castle, with excellent views over the city. EPC rating C

LOCATION

Metro Central is a private development in the heart of the Elephant and Castle regeneration area. This property sits in the new vantage block built in 2009, the development has underground parking, 24-hour concierge and leisure facilities. The apartment is located on the thirteenth floor with fantastic views of the London Skyline.

DESCRIPTION

You enter the flat into a long hallway, off the hallway are the two bedrooms. The master bedroom benefits from a large built-in wardrobe with space for a double bed, bedside tables and free-standing furniture. This room features far reaching views across Central London. The second bedroom is immediately on your left as you enter the property; again, with space for a large double bed and any freestanding furniture, this could also work well as a study/guest bedroom.

The bathroom is a tiled suite in good condition, it is comprised of a bath with a shower above, sink, W/C and heated towel rail.

The kitchen/living area is open plan with large windows extending the length and width of the room, making it very bright. There is space for a dining table and chairs, a couple of sofas, a coffee table and free-standing furniture if you so desire.

The kitchen benefits from plenty of storage throughout, with space for a washing machine below the worktop and an integrated fridge freezer. There is also an electric oven, an induction hob with an extractor above and ample worktop space.

Both the master bedroom and the kitchen/living space benefit from electric blinds which were installed by the current owner.

There is full use of a gym and a swimming pool at Metro Central Heights at no extra cost, the property also comes with secure underground parking.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £4,600 per annum (including reserve fund)

Ground Rent - £250 per annum

Council Tax Band - E

UTILITIES

Electricity – mains connected

Gas – no gas

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

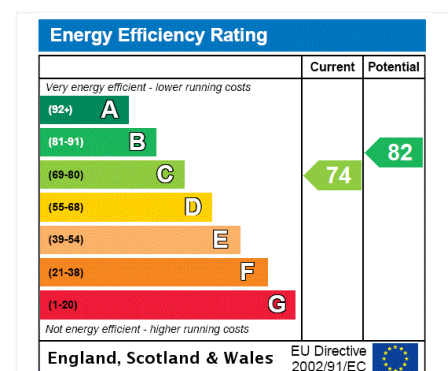
Southwark Council

TENURE

Leasehold - 999 years from 25 December 1996

DIRECTIONS

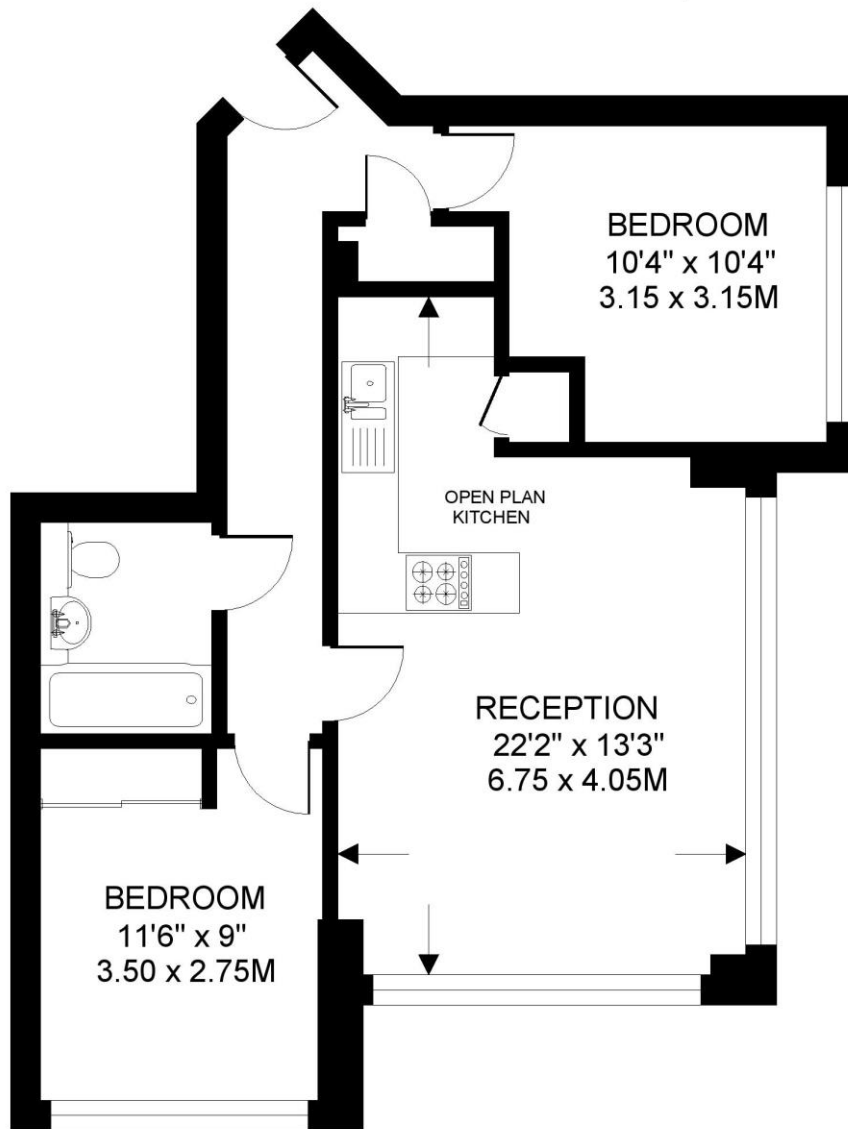
Elephant and Castle Underground Station is approximately 200m from the development's main entrance (Northern and Bakerloo Line-Zones 1&2). In addition, Elephant and Castle Overground Station is also within easy walking distance (approximately 350m away). The property is located just off the Elephant and Castle roundabout, which offers a frequent bus service into the City.





METRO CENTRAL HEIGHTS . SE1
2 BEDROOM FLAT

Approximate gross floor area
627 SQ.FT / 58.2 SQ.M.



THIRTEENTH FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.
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Floorplan produced for Winkworth by Floorplanners 07801 228850

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