



**Apartment 2610 Strata Building 8 Walworth Road, London,
SE1 6EH**

 0  1  1  B



This well-presented 26th floor studio apartment in the landmark Strata Building (SE1) offers smart, modern living with impressive elevated views across the London skyline. Cleverly designed to maximise space and natural light, the apartment features a bright open-plan layout, floor-to-ceiling windows, and a contemporary fitted kitchen. The living and sleeping area is thoughtfully arranged, while a stylish bathroom and integrated storage provide everyday practicality.

*Photos have been digitally dressed for example purposes.

Residents enjoy a 24-hour concierge, secure entry systems, cycle storage and access to a meticulously maintained building known for its striking architecture. Located in Zone 1, directly within Elephant & Castle's vibrant regeneration zone, the building offers unbeatable connectivity. Elephant & Castle Underground and National Rail stations are just moments away, placing the City, London Bridge, South Bank, and the West End all within easy reach. A short walk opens up a wealth of amenities including Borough Market, Mercato Metropolitano, the Southbank Arts & Culture district, and an array of cafés, restaurants, and green spaces.

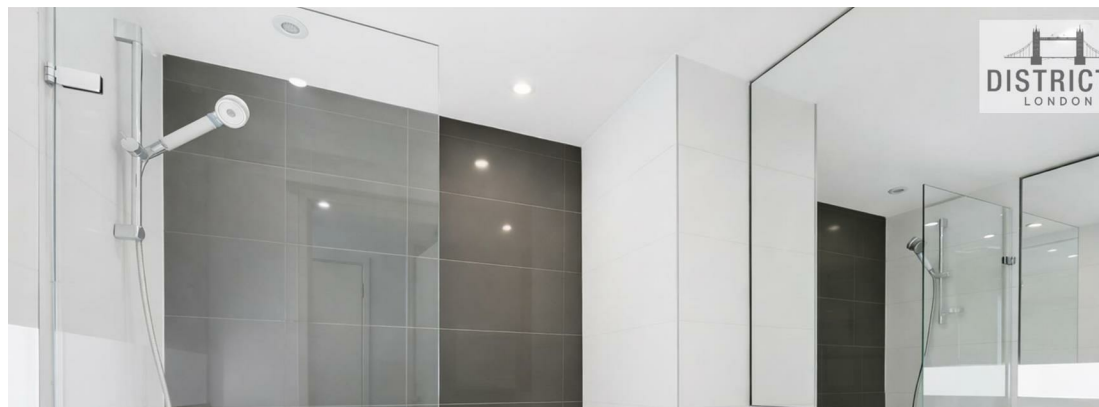
A superb opportunity for buyers seeking an efficiently designed central London home or a strong long-term investment in one of the capital's most continually evolving and high-demand neighbourhoods.

Leasehold: Approx. 109 Years remaining
 Ground rent amount: £475pa
 Review period: Ask agent
 Service charge amount: Approx. £3,006pa
 Council tax band: D - Southwark
 EPC rating: B

Electricity supply – Mains | Heating & Hot Water – Communal | Water Supply & Sewerage – Mains | Lift Access | Parking: No | EWS1: Ask Agent

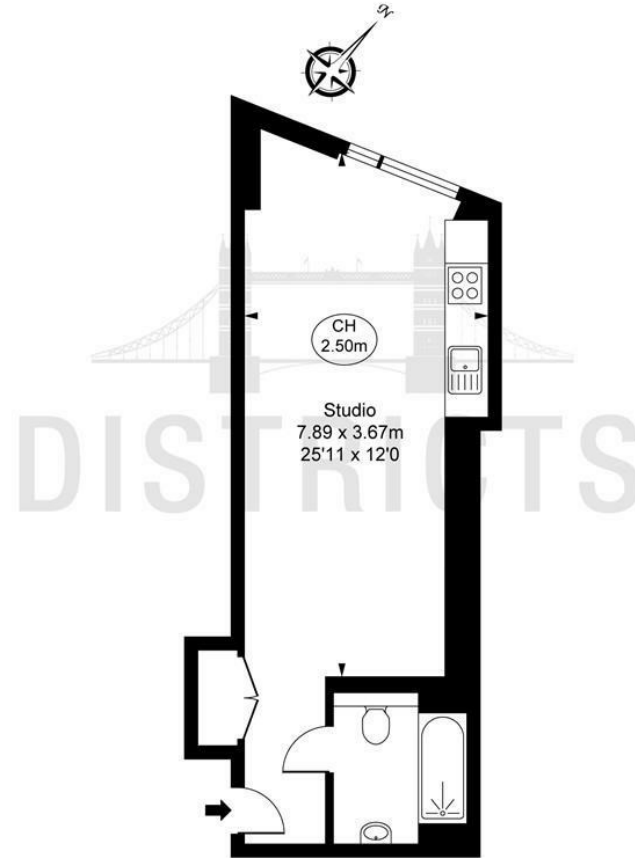
To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Southwark Council Website, Planning & Building Control.





Strata Building,
Walworth Road, SE1
Approximate Gross Internal Area
34.65 sq m / 373 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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