



6.04 Hurlock Heights 4 Deacon Street, London, SE17 1GD

£3,700 Per month

 **2**  **2**  **1**  **B**

You are greeted by a dual aspect reception room that fills the space with natural light, creating a warm and inviting atmosphere. Comprising an open plan kitchen is perfect for entertaining and two generously sized double bedrooms. The luxury bathrooms, including one en-suite, are fitted with high-quality fixtures, providing a touch of elegance. Photos have been digitally dressed for example purposes.

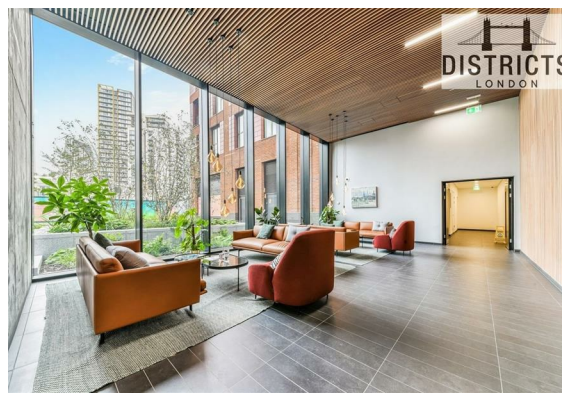
One of the standout features of this property is the large private terrace, offering a delightful outdoor space to unwind or host gatherings. Residents will appreciate the convenience of a 24-hour concierge service, ensuring peace of mind and assistance whenever needed. Additionally, you will have free access to a private gym.

The location is superb, with the Elephant and Castle transport hub just a five-minute walk away, providing easy access to the Northern and Bakerloo Underground lines. This connectivity makes commuting around London a breeze. The surrounding area is rich in local amenities, featuring a diverse selection of bars, eateries, and workspaces. The nearby "Artworks" library adds to the charm of this rapidly evolving neighbourhood, which is quickly becoming one of London's trendier spots.

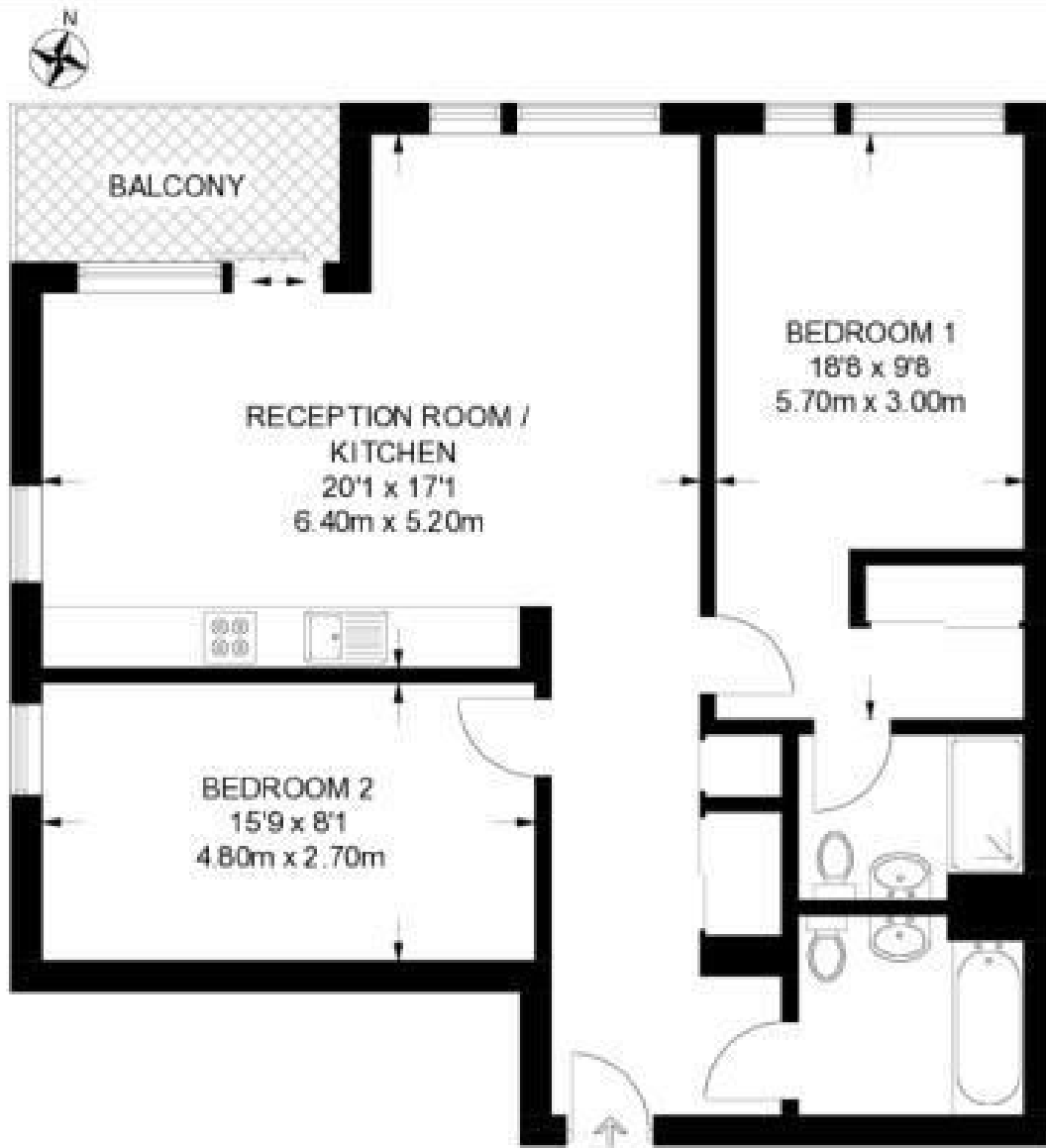
Change of contract fee: £50 including VAT
Council Tax: Southwark - E
Lift access | Cladding: EWS1 Certificate available
Holding Deposit - (1 weeks rent, subject to offer agreed)

Electricity supply – Mains | Heating, Hot Water – Mains | Water supply – Mains | Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate available

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Southwark Council Website, Planning & Building Control







APPROXIMATE GROSS INTERNAL AREA
862 SQ FT / 80.1 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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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