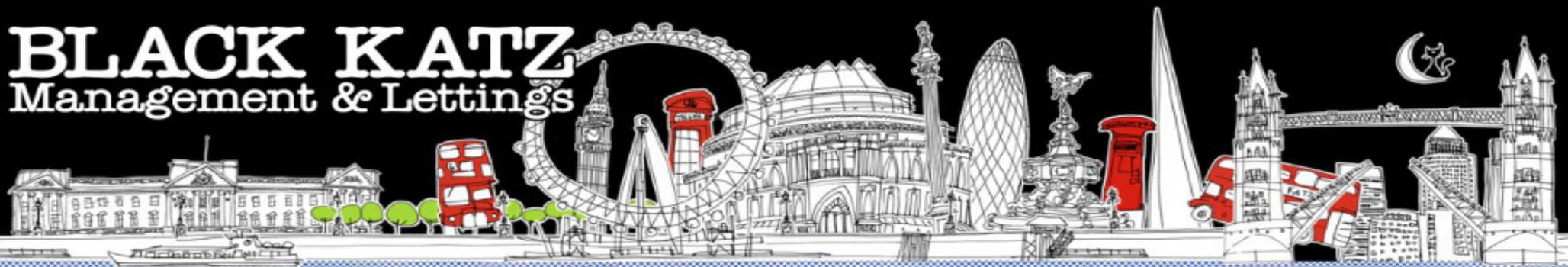


BLACK KATZ

Management & Lettings



3 Bedroom Terraced House Rent In Elephant And Castle £ 535 p.w. (£2319 pcm)

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++VIDEO VIEWING AVAILABLE++

Located in one of the most beautiful and desirable streets in Elephant and Castle. This stylish Georgian town house is arranged over three floors. Neutral decor throughout with plenty of character, larger than average rooms, high ceilings, gorgeous large reception room, wooden floors and a charming patio garden. For transport the property is located moments from either Borough tube station (Northern Line) or Elephant and Castle Station (Bakerloo Line, Northern Line and overground).

Trendy bars, restaurants and cafes within close walking distance include: - The Rockingham Arms & Weatherspoons pub with spacious interior - Nando's & Spicy Afro-Portuguese chicken chain - Elephant & Castle Pub & Modern pub with late opening on weekends - La Bodeguita & Traditional Colombian dishes & Tapas - Toulouse Lautrec & Parisian style brasserie & piano bar - Tai Tip Mein & Simple modern budget noodle bar - The Artworks Elephant & Pop-up complex with global street foods - Spit & Sawdust & trendy bar/beer garden with good dining and traditional ales - McDonalds & fast food chain - KFC & Chicken fast food chain - Dominos pizza - Lebanese Grill - restaurant - Presidential Suya & Nigerian & African cooking - Costa Azul & Mexican bar & grill - Old Kent Fish & Chips - Ice Cream Parlour - New Wing Fu & Chinese restaurant - Le Panier A Brioche & Bakers shop - Dunton Grill & Spice - Halal Kebab shop - Lush Bar & African restaurant - Tic Internet cafe

Other shops and amenities include: - Imperial War Museum & Military history exhibitions & vehicles - Cinema Museum & Movie artefacts, memorabilia & equipment - Kino Bermondsey & Single-screen independent cinema - Metropolitan Tabernacle & 17th Century church with a bookshop - Palace Superbowl & 26 lane bowling alley - Gym London Walworth - Lidl & Walworth branch - Miami Health Club - Gym - Tesco Superstore - Argos - Sports Direct - Post Office & Old Kent Road - Kwik Fit: car tyres, brakes and MOTs

For schools and educational establishments please see the bottom section of this page.

Within a stone's throw you can stroll through the various green open spaces, including Bricklayers Arms Recreational Park with its own authentic Russian World War 2 tank. There are also Paragon Gardens as well as Victory Community Park and St Mary's Churchyard nearby. A little further walk is Burgess Park with its period buildings, gardens, lake and tennis courts.

A little history:

Bricklayers Arms Recreational Park is situated just off the A2 on Mandela Way. This outside public space is renowned for having a World War 2 Soviet T-34 tank. It is a derelict and bizarre landmark that turns many a passing head. There is much speculation as to how this war machine ended up at this location. The story goes that a local resident was refused planning permission to build by Southwark Council. The legend has it that in 1995 the resident purchased the de-activated tank from a military salvage dealer in Kent for £7,000. It was then placed on the now-derelict plot of land, with its gun pointing in the direction of the Southwark Council offices. Artist were allowed to paint the tank in more recent years. The T-34 tank was used to crush the Prague Spring revolution in August 1968. It was then brought to Britain from Czechoslovakia in the early 1990s and was used in filming scenes in Battersea for award winning film **Richard III** starring Ian Mc Kellen. The tank has been featured in the guide book **Derelict London** by Paul Talling

E.P.C. RATING: D

Property Features

. Garden . Beautiful tree lined street . Combination of wooden floors and carpets . Washing Machine . Dishwasher . Fitted Kitchen . Separate kitchen . Close to local amenities . Close to Tube . Fantastic Transport Links . Zone 1 . Zone 2 . Period House . Arranged over three floors . Gas Central Heating . Spacious Living Room



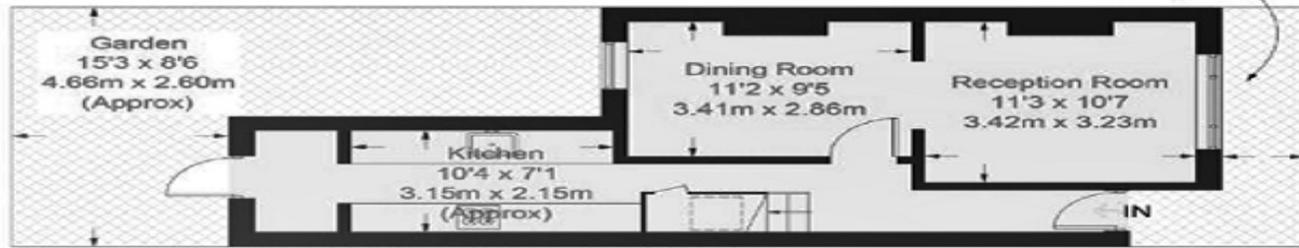
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Henshaw Street

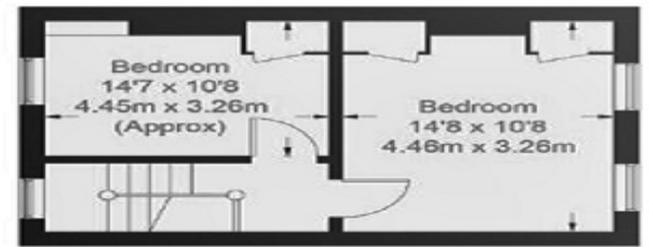
Approximate Gross Internal Area = 1066 sq ft / 99 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 5 sq ft / 0.5 sq m
Total = 1071 sq ft / 99.5 sq m



 = Reduced headroom below 1.5m / 5'0"
Garden Extends To 1.00 (3'3")



Ground Floor = 419 sq ft / 38.9 sq m
(Including Reduced Headroom)



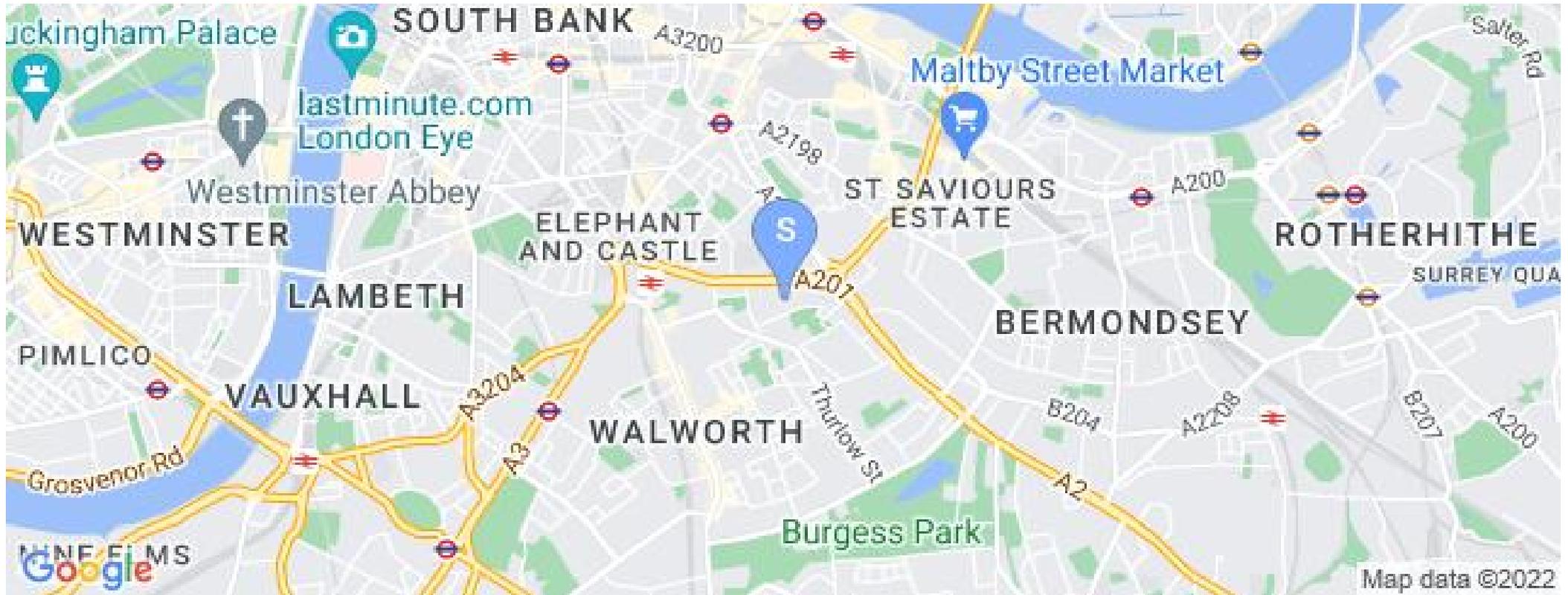
Second Floor = 326 sq ft / 30.3 sq m



First Floor = 326 sq ft / 30.3 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.
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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We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.