

## Metro Central Heights, Newington Causeway, London, SE1

£475,000 Leasehold

A fantastic two-bedroom apartment, located on the second floor of this popular Metro Central Heights building, designed by Erno Goldfinger and Grade II listed. The apartment is very well-finished with extensive views looking East. The building itself offers an abundance of amenities including 24-hour concierge, gym, pool, and underground parking.

**Winkworth**

## LOCATION

Metro Central Heights is a private development in the heart of the £1.5billion Elephant & Castle regeneration area. The development has underground parking, 24-hour concierge and leisure facilities. The area is very well-located with Elephant Park housing new restaurants and parks, as well as the soon to be brand new shopping centre.

## DESCRIPTION

Enter the apartment on the second floor, and immediately to your right, you will find a modern family white-tiled bathroom, offering a large standalone walk-in rainfall shower, sink with vanity, heated towel rail and W.C. with storage above.

The main bedroom provides plenty of space to accommodate a double bed, with additional space reserved for free-standing furniture whilst also offering built in storage. The second bedroom provides space for a double bed and free-standing furniture with far-reaching views looking East. There are plenty of storage options in the hallway.

At the end of the hallway, you will find the large open plan kitchen sitting room, perfect for entertaining. The sitting room is spacious and bright with three large windows spanning the full width of the room. The room provides ample space for a large sofa, coffee table and dining table and chairs.

The new kitchen, attached to the sitting room, is equally large and equipped with an abundance of worktop space and storage found both above and below the units. The beautiful bespoke kitchen has built in electric oven with induction and extraction, Belfast sink and dishwasher, washing machine, large fridge-freezer, and wine chiller.

The building is very well equipped with 24-hour concierge at the entrance to the building, Gym, Swimming Pool and Steam Room, Dry Cleaning/Laundrette, communal garden/central courtyard, and secure underground car park.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £6000 per annum

Ground Rent - currently £200 per annum. Will increase up to £400.00 in 2046

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – no

Water – mains connected with meter

Heating – electric

Sewerage – mains connected

Broadband – fibre

## LOCAL AUTHORITY

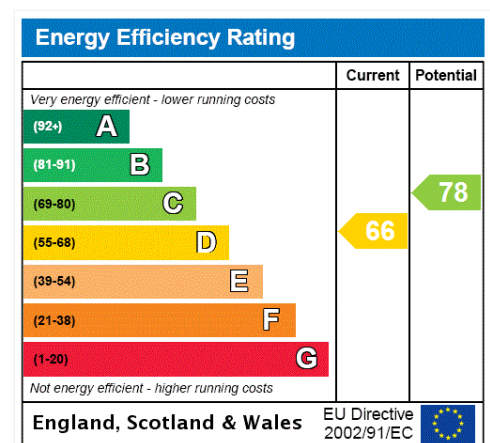
Southwark

## TENURE

Leasehold - 999 years from 25 December 1996

## DIRECTIONS

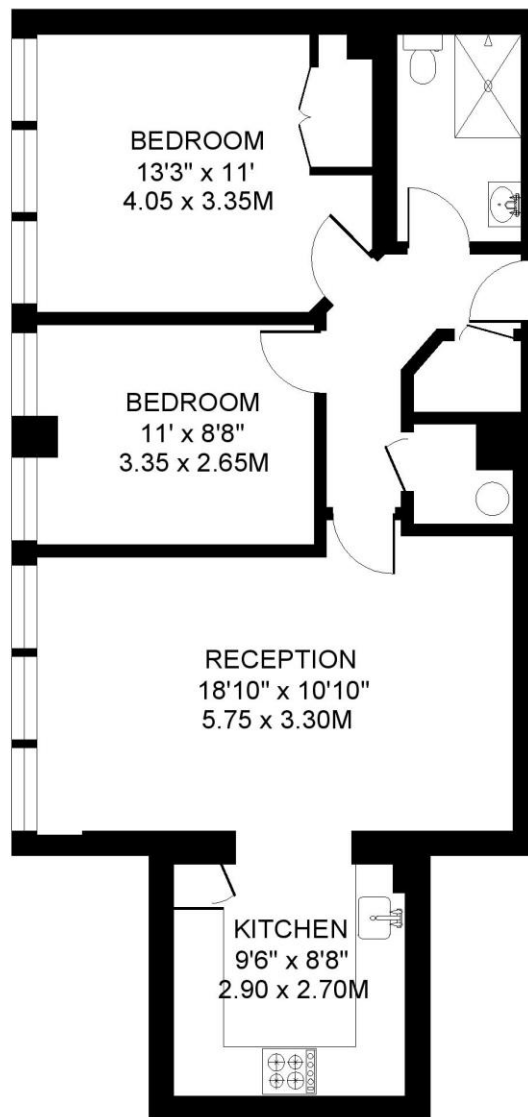
Elephant & Castle Underground Station is approximately 200m from the development's main entrance (Northern and Bakerloo Line - Zones 1 & 2). In addition, Elephant & Castle Overground Station is also within easy walking distance (approximately 350m away). The property is located just off the Elephant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





METRO CENTRAL HEIGHT SE1  
2 BEDROOM FLAT

Approximate gross floor area  
695 SQ.FT. / 64.5 SQ.M.



SECOND 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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