

# Your Logo

## Flat 27, Gray House, King & Queen Street

Guide Price £350,000

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Please Quote Reference IB1005 for all Enquiries.

Set on the 4th floor of Gray House, this two-bedroom apartment is ideal for first-time buyers or investors. The property features a central hallway, a separate living room, a functional kitchen, two double bedrooms, and a separate bathroom and WC. Part of a solidly built ex-local authority development, this home offers excellent potential for customization.

Located in vibrant Elephant and Castle, residents benefit from outstanding transport links via the Northern and Bakerloo lines, National Rail, and bus routes. The area is home to a variety of cafes, restaurants, and shops, as well as green spaces like Burgess Park and Elephant Park. With its

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rich history and ongoing regeneration, Elephant and Castle is a thriving neighborhood with strong rental demand and great long-term prospects.

A fantastic opportunity to own a home in one of London's most exciting areas—book your viewing today!

## Key Features

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- Central hallway providing access to all rooms.
- Two generously sized double bedrooms.
- Part of a solid ex-local authority development, ideal for first-time buyers or investors.
- Close to local amenities, cafes, restaurants, and green spaces like Burgess Park and Elephant Park.
- Two-bedroom apartment on the 4th floor of Gray House, Elephant and Castle.
- Separate living room and functional kitchen ready for personalisation.
- Separate bathroom and WC for added convenience.
- Excellent transport links via Northern and Bakerloo lines, National Rail, and bus routes.
- Located in a vibrant, regenerating neighborhood with strong rental demand and investment potential.

Approx Gross Internal Area  
54 sq m / 582 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.