



# Birch House, Pegler Square, Kidbrooke, SE3

Price Reduced to: £450,000



# Birch House, Pegler Square, Kidbrooke, SE3

 2 Bedroom (s)  1 Bathroom  Leasehold

Located in Birch House, Kidbrooke Village is this two bedroom apartment. Situated on the 5th floor and spanning approximately 731 square feet. This stunning apartment features an open-plan kitchen with integrated appliances, a spacious living area that flows seamlessly into a large south-facing balcony overlooking Sutcliffe Park. There are two double bedrooms with built-in wardrobes and a three-piece bathroom suite featuring floor-to-ceiling tiles and a heated towel rack. Additional benefits include extra storage space.

This development offers a 24-hour concierge and a residents' gym for your convenience. Kidbrooke is situated near local shops, including Sainsbury's, located adjacent to the development, which offers a mix of chain and independent stores, restaurants, cafés, health facilities, and a Pharmacy and GP surgery.

Kidbrooke Village station is located in close proximity (Zone 3) with easy access to Central London.



# Birch House, Pegler Square, Kidbrooke, SE3



## Property Features:

- Two Bedrooms
- One Bathroom
- 5th Floor
- 731 Square Feet (Approx.)
- Open-Plan Kitchen
- Private Balcony
- 24 Hour Concierge & Residents Only Gym
- Sutcliffe Park
- Kidbrooke Station (Zone 3)



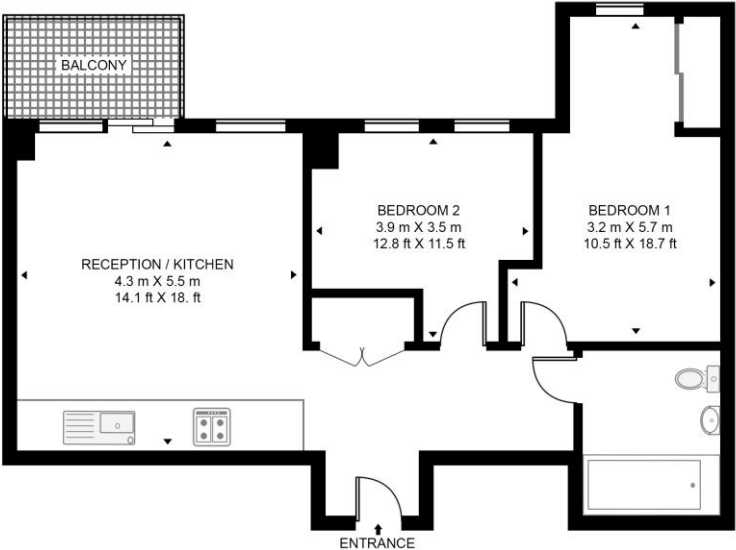
# Birch House, Pegler Square, Kidbrooke, SE3



**BIRCH HOUSE, KIDBROOKE VILLAGE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 731 SQ.FT (67.9 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIFTH FLOOR

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced to: £450,000

Tenure: Leasehold  
Expires 31/12/3017  
Approximately 991 Years Remaining

Ground Rent: £400.00 (per annum)  
for the year 2025

Service Charge: £4,000.48 (per annum)  
for the year 2025

Anticipated Rent: £2,200.00 pcm  
Approx. 5.9% Yield

## Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: CHN250024

T: 020 8051 0700

E: [woolwich.sales@benhams.com](mailto:woolwich.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

