

Birch House, Pegler Square, Kidbrooke, SE3

Price Reduced to: £435,000

Benham & Reeves

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.







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Property Features:

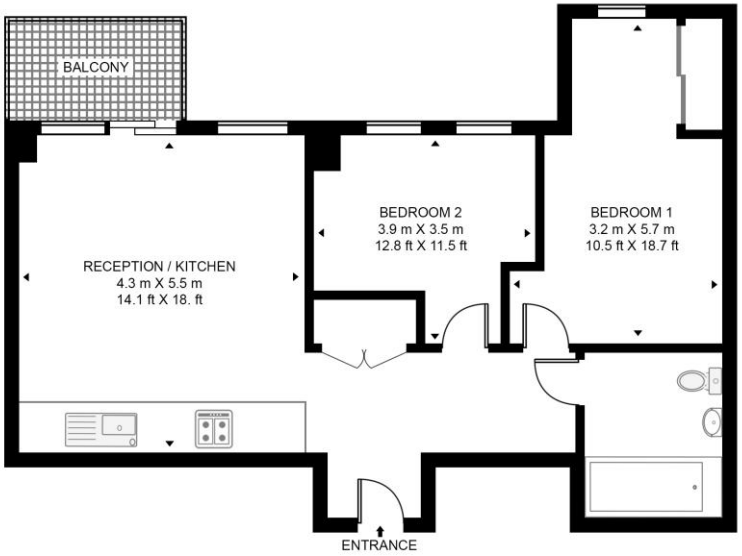
- Chain-Free
- Two Bedrooms
- One Bathroom
- 5th Floor
- 731 Square Feet (Approx.)
- Open-Plan Kitchen
- Private Balcony
- 24 Hour Concierge & Residents Only Gym
- Sutcliffe Park
- Kidbrooke Station (Zone 3)

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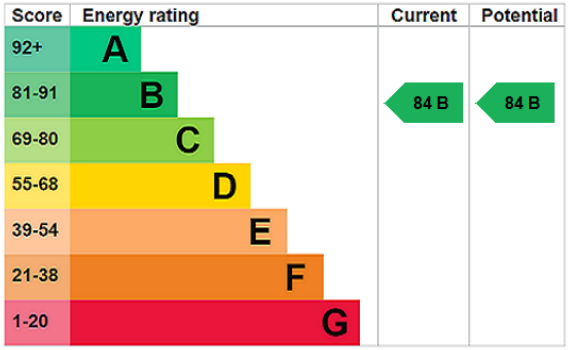
BIRCH HOUSE, KIDBROOKE VILLAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA 731 SQ.FT (67.9 SQ.M)





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.

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Terms & Conditions:

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

Price Reduced to:	£435,000
Tenure:	Leasehold Expires 31/12/3017 Approximately 991 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2026
Service Charge:	£4,120.50 (per annum) for the year 2026
Anticipated Rent:	£2,200.00 pcm Approx. 6.1% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: CHN250024

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