



Pomeroy Street, SE14 | £575,000

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In General

- Three bedrooms
- Two bathrooms
- 5th floor
- Panoramic views across London
- Large corner terrace
- 922 stft
- Modern development

In Detail

This bright and well presented three bedroom apartment is set on the fifth floor of a modern development, offering 922 sq ft of thoughtfully designed living space and far reaching views across London.

The open plan kitchen and living area is a wonderful central space, finished with contemporary tiling and providing plenty of room for both dining and relaxing. Floor to ceiling dual aspect windows fill the room with natural light and open onto a large private corner balcony, perfectly positioned to take in city views that stretch to the Shard and beyond.

The three bedrooms are all well proportioned, offering flexibility for family life, guests or a home office. A sleek main bathroom and a modern ensuite complete the layout.

Further benefits include lift access and secure entry and plenty of storage throughout.

Queens Road Peckham station is close by, providing fast links into London Bridge, Clapham Junction and Shoreditch High Street via the Overground. Nunhead and New Cross Gate stations add further connections.

Locally, there is an excellent choice of cafés, restaurants and pubs, from Kudu and Peckham Cellars to Beer Rebellion, with well regarded schools and green spaces also within easy reach.

EPC: B | Council Tax Band: D | Lease: 246 years remaining | SC: £3,162.96 pa | GR: £350 pa | BI: Incl. in SC

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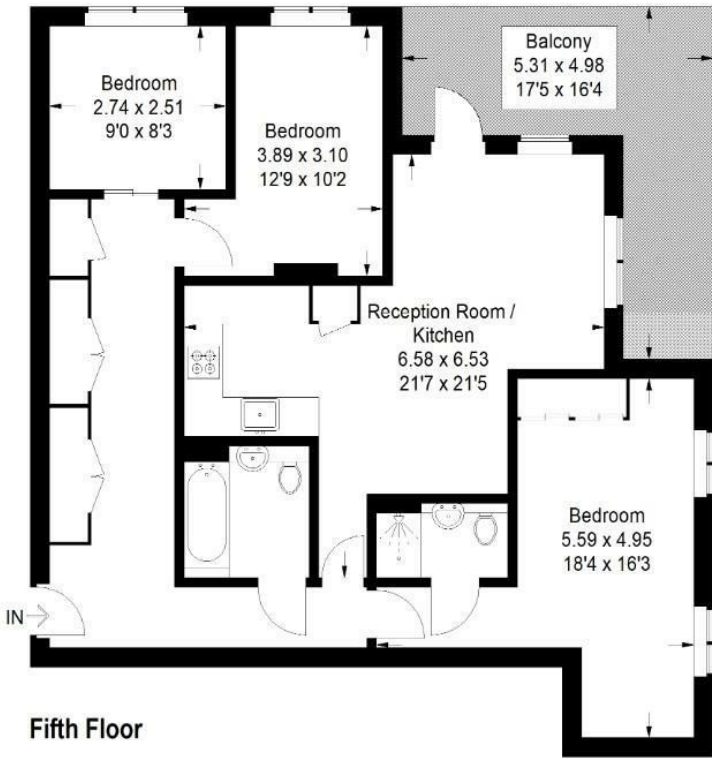
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Floorplan

Pomeroy Street SE14

Approximate Gross Internal Area
85.7 sq m / 922 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-101) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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