



## Pegler Square, London

£3,000 Per Calendar Month

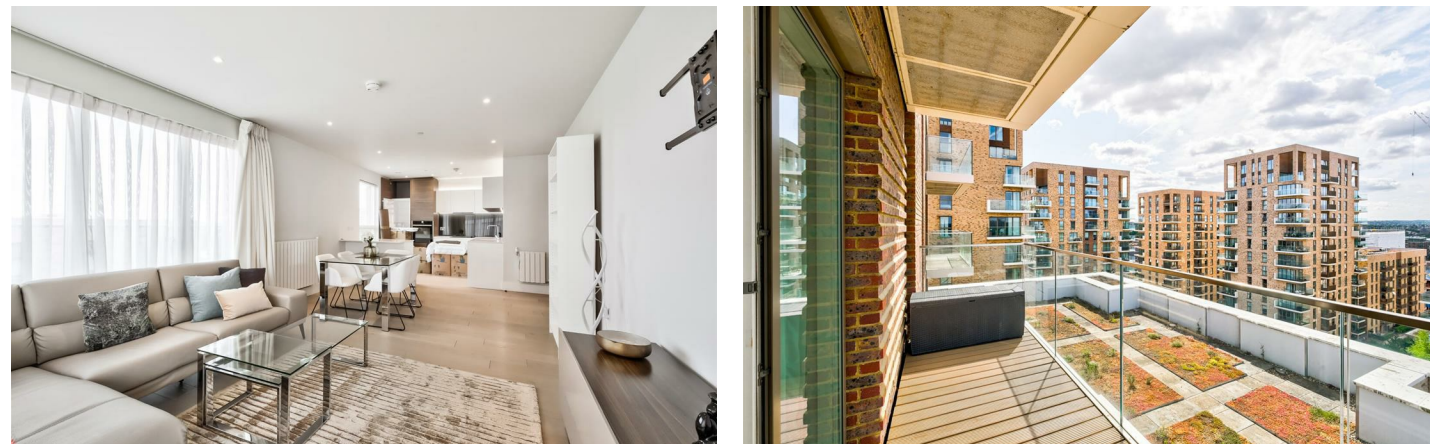
- Split-level penthouse flat
- Two modern bathrooms
- Access to gymnasium
- Close to Kidbrooke station
- Two spacious bedrooms
- Two private balconies
- 24-hour concierge service
- Allocated parking available

# Pegler Square, London

Nestled in the vibrant area of Pegler Square, London, this stunning split-level penthouse offers a modern and luxurious living experience. Spanning an impressive 1,087 square feet, this modern development completed in 2018, boasts two spacious bedrooms and two well-appointed bathrooms, making it an ideal home for professionals or small families.



Council Tax Band: E



As you enter the property, you are greeted by a bright and airy reception room that seamlessly flows into a contemporary kitchen, perfect for entertaining guests or enjoying quiet evenings at home. The flat is newly redecorated and comes furnished, allowing you to move in with ease and comfort.

One of the standout features of this penthouse is the two private balconies, where you can enjoy breath taking views of the surrounding area while soaking up the sun or enjoying a morning coffee. The property is located on the 12th floor, providing a sense of privacy and tranquillity away from the hustle and bustle of city life.

For those who commute, Kidbrooke Rail Station is conveniently nearby, offering excellent transport links to central London and beyond. Additionally, the property includes allocated parking for one vehicle, available at an additional cost, ensuring that you have a secure place for your car.

Residents will also have the opportunity to enjoy a gym membership, promoting a healthy and active lifestyle. This penthouse is not just a home; it is a lifestyle choice that combines modern living with convenience and comfort. Do not miss the chance to make this exceptional property your own.

Available 8th June 2026

Furnished

EPC Rating - B85

Council Tax Band - E

1 Week Holding Deposit - £692.30

5 Week Total Deposit - £3461

**Reception Room/Kitchen**

31'4" x 12'6"

**Bedroom**

18'11" x 12'9"

**Bedroom**

16'7" x 8'6"

**NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019\***

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld

if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.