

# HUNTERS®

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**Juniper House, Pomeroy Street, London, SE14 5BY**

**Offers In Excess Of £340,000**

**Property Images**



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## Property Images

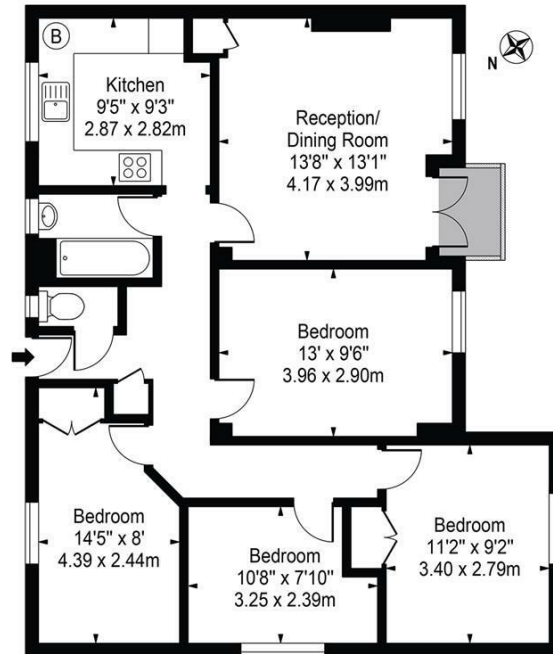


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## Property Images

Juniper House,  
Pomeroiy Street, SE14 5BY  
Approx. Gross Internal Area 884 Sq Ft - 82.13 Sq M



Ground Floor

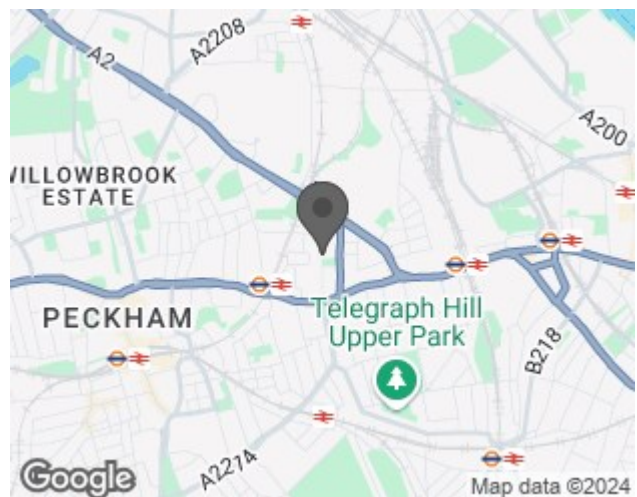
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Purpose Built Beds: 4 Bathrooms: 1 Receptions: 1  
Tenure: Leasehold



## Features

• OIEO £340,000 • Four Bedrooms • In Need of Refurbishment • Separate Kitchen • Separate Living Room • Private Balcony • Communal Gardens • Close Proximity to Transport • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Parks and Open Spaces

We are acting in the sale of the above property and have received an offer of £330,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

The Energy Performance Certificate Rating is C

EPC C

COUNCIL TAX BAND C

LEASEHOLD

OIEO £350,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok. Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

Set on the ground-floor of this popular residential block and in proximity of New Cross Gate station is this 4-bed apartment. In need of refurbishment and spanning approximately 885sqft the property offers three double bedrooms, one single bedroom, a separate kitchen, a bathroom, a separate WC, a living room and a balcony leading onto well-kept communal gardens this property would be perfect for an investor or as a family home. The property also benefits from secure off-street parking and also spacious Communal Gardens.

Juniper House is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Nearby New Cross Gate station offers train services into London Victoria, London Bridge and easy access to Canada Water/ Canary Wharf.

The property is offered with no onward chain and early viewing is advised.

Transport:

New Cross Gate Station is located around 0.6 miles away

Some travel times from this station include:

London Bridge in approximately 10 minutes  
Canary Wharf in approximately 16 minutes  
Canada Water approximately 10 minutes

For those that like dining out, trendy bars and boutique shops can be found locally as well as the highly acclaimed Telegraph Hill Park where you can enjoy a picnic with a stunning panoramic view of the city skyline and Goldsmiths Centre for Contemporary Art, known as Goldsmiths CCA, a contemporary art gallery.

The local area has become highly desirable due to great dining, recreation and social life which continues to expand and become more and more popular.

If that wasn't enough Old Kent road is approximately 1 mile away where you will find an array of well known named shops, grocery stores and conveniences such as such as a large Tesco, Argos, Aldi, KFC, Staples and a wealth of other shops and some retail parks and the site of a proposed new Bakerloo Line tube station.

Recreation and Amenities:

Brimmington Park and Bridgehouse Meadows parks are located locally.