



PERFECT PILLARS  
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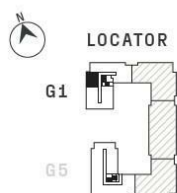
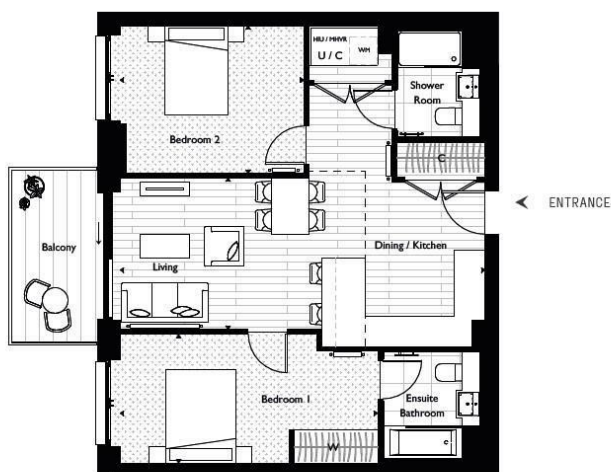
## 5 Pegler Square, Greenwich, London, SE3 9FW

£550,000

- Reassignment property, 50K below market value
- Only 16 minutes to London Bridge by train
- 999 years lease
- Exclusive resident amenities including gym, swimming pool and cinema
- Bargain for quick sale
- Located on the 4th floor
- Peppercorn ground rent
- Completion expected in Q4 2025
- One parking space included
- Located in the prestigious Greenwich Borough Council

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

info@perfectpillars.co.uk  
<https://www.perfectpillars.co.uk/>

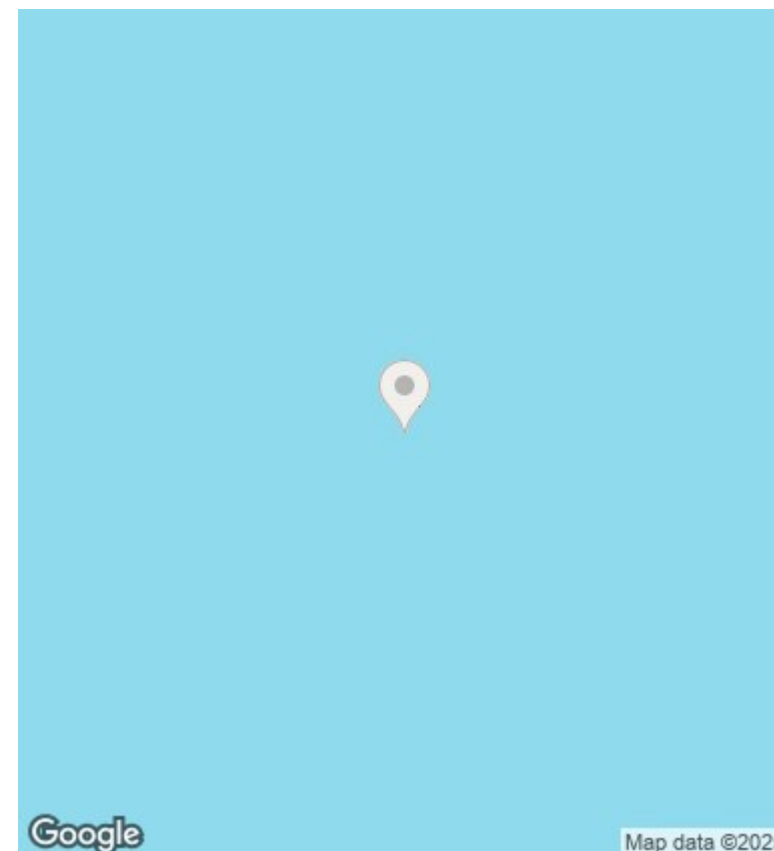


#### ROOM DIMENSIONS

Kitchen/Living/Dining	7.81m x 3.24m	25' 8" x 10' 8"
Bedroom 1	5.51m x 2.76m	18' 1" x 9' 1"
Bedroom 2	3.94m x 3.16m	12' 11" x 10' 5"
Balcony	7.00 sq m	75 sq ft
<b>TOTAL INTERNAL AREA</b>	<b>73.1 SQ M</b>	<b>786 SQ FT</b>

#### KEY

↔	Measurements
W	Fitted Wardrobe
C	Cupboard
U	Utility Cupboard
WM	Provision for Washing Machine
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation with Heat Recovery
---	Bulkhead



## Directions

## Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

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