



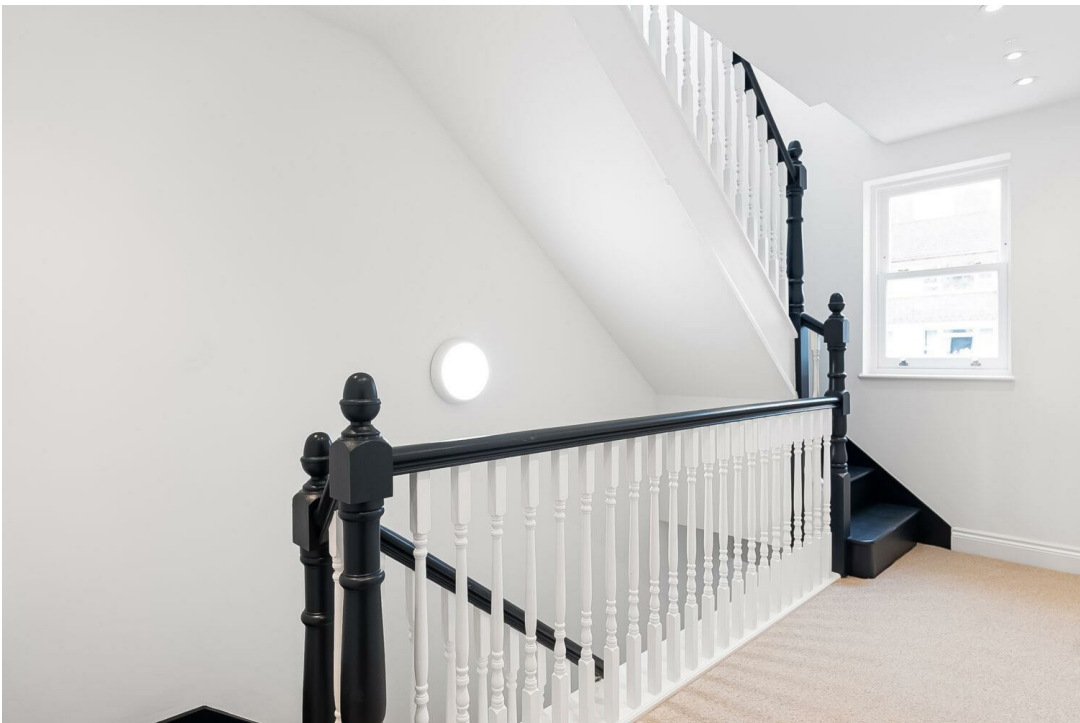
2 Exbury Road, SE6 | £675,000

02087029999

[development@pedderproperty.com](mailto:development@pedderproperty.com)

**pedder**  
NEW HOMES





# In General

- **\*\*DEVELOPER INCENTIVES AVAILABLE\*\***
- 10 Year Structural Warranty
- Bosch Appliances
- Timber Sash Windows
- Private Garden
- Beautiful Victorian Villa
- Hacker German Kitchens
- Underfloor Heating

# In Detail

**\*\* DEVELOPER INCENTIVES AVAILABLE\*\***

## The Development

The Exbury combines the charm, style and character of a Victorian Villa with the convenience and modern amenities of new build apartments, architecturally designed for living. All apartments benefit from underfloor heating, double glazed Timber sash windows, modern eco boilers and stylishly appointed fixtures and fittings, including German Hacker kitchens. The Exbury is the perfect mix of old fashioned charm and modern convenience.

## The Apartments

The apartments at The Exbury have been extremely well considered and finished to the highest standard with a clean and contemporary design. For your peace of mind, each apartment comes with a comprehensive 10-year structural warranty.

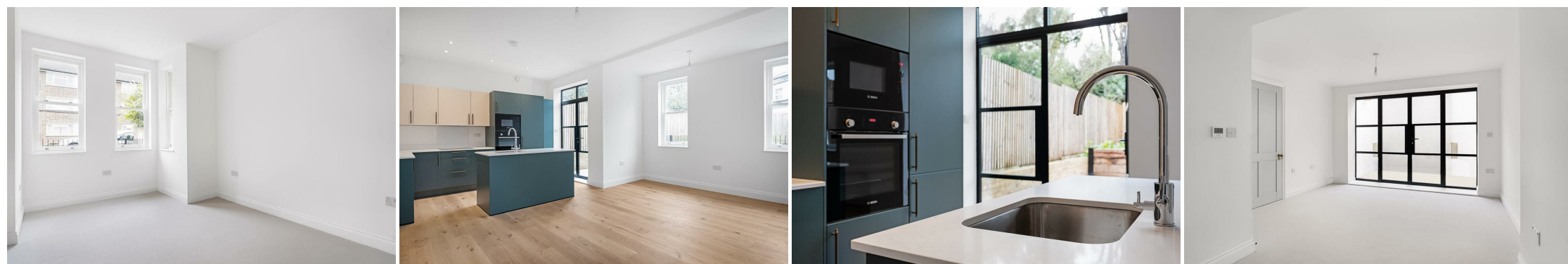
## Apartment 1

Apartment 1 is a 3 bedroom duplex apartment measuring 1104 SqFt. It has an exceptional open plan kitchen and living area leading on to a private garden

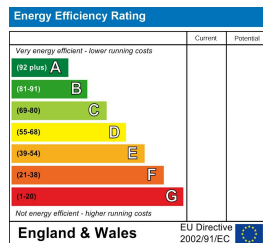
## The Area

The Exbury is located between the popular areas of Forest Hill and Catford, which is well served for local shops, cafes and green spaces as well as excellent transport links into Central London.

N.B. Some images used are for the show flat and not the apartment listed



# Floorplan



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.