

Birch House

1 Pegler Square, SE3

Offers in excess of
£800,000

An exceptional three-bedroom duplex penthouse spanning 1,470 sq ft, featuring panoramic London views, two balconies, a private terrace, residents' gym, concierge service and secure parking for two cars.

CHESTERTONS









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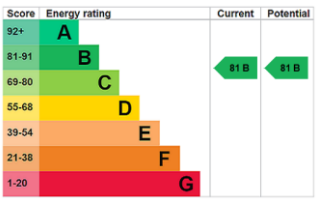
- Exceptional duplex penthouse apartment arranged over the 18th and 19th floors
- Approximately 1,470 sq ft (136.56 sq m) of internal accommodation
- Stunning 31ft open-plan reception, dining and kitchen space
- Three double bedrooms and two bathrooms, including a principal en-suite
- Private terrace and two additional balconies with panoramic views
- Floor-to-ceiling windows providing outstanding natural light
- Secure parking for two cars plus a separate motorcycle space
- Utility room, guest cloakroom and ample built-in storage
- Residents' concierge service and fully equipped gymnasium
- Moments from Kidbrooke Station with excellent City and Canary Wharf connections
- Situated within the award-winning Kidbrooke Village development
- Close to cafés, restaurants, supermarkets and expansive green open spaces



Occupying the 18th and 19th floors of the highly sought-after Birch House, this exceptional three-bedroom duplex penthouse offers approximately 1,470 sq ft of beautifully presented living space, complemented by two balconies, a substantial private terrace and rare secure parking for two cars plus a motorcycle. The stunning open-plan reception, dining and kitchen area extends over 31ft in length and is flooded with natural light from floor-to-ceiling windows on multiple elevations. Enjoying breath-taking panoramic views across the London skyline, the space is perfectly designed for entertaining and everyday living, with direct access to private outdoor areas. Further benefits include a utility room, guest cloakroom and excellent built-in storage throughout.

The upper floor comprises a luxurious principal suite with en-suite bathroom and direct access to the terrace, alongside two further double bedrooms and a stylish family bathroom. Finished to an impressive standard throughout, the apartment combines modern elegance with practicality. Residents of Kidbrooke Village benefit from access to a residents' gym, concierge service, landscaped communal gardens and an excellent selection of cafés, restaurants and supermarkets. Kidbrooke Station is moments away, offering fast and convenient connections to London Bridge, Cannon Street, Waterloo East and Charing Cross. A truly outstanding penthouse apartment offering space, lifestyle and spectacular views in one of South East London's premier developments.

Tenure: Leasehold 991 years 2 months
Service Charge: £9705.54 pa (includes rights to park for 2 cars and 1 motorcycle.)
Ground Rent: £575 pa
Local Authority: Royal Borough Of Greenwich
Council Tax Band: F

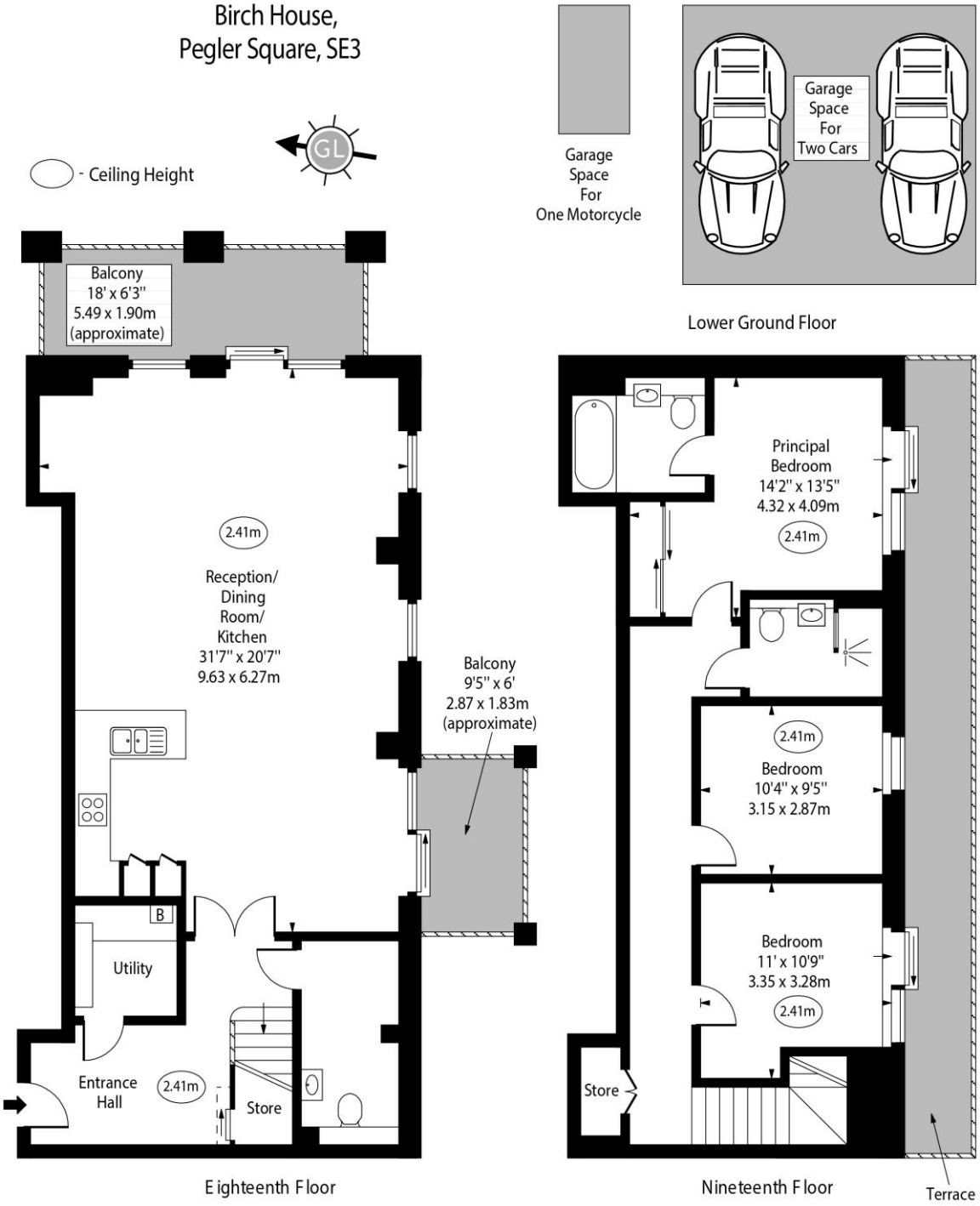


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Birch House, Pegler Square, SE3



Approx Gross Internal Area 1470 Sq Ft - 136.56 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
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