GOLDSTONE 盛金石

A GOLDSTONE PRIVATE SALE · 盛金石私洽物业

Hopgood Tower

伦敦 · 格林威治 · Kidbrooke Village

A fourth-floor one-bedroom apartment with a private balcony, Kidbrooke Village, SE3

Kidbrooke Village 四层一居室公寓 · 配私人大露台

£315,000

ASKING PRICE · 售价

LEASEHOLD · 1 BEDROOM · 1 BATHROOM · 569 SQ FT · EPC B · CHAIN FREE

长租产权 · 1 卧 · 1 卫 · 569 平方英尺 · 能效 B 级 · 无链条

HIGHLIGHTS · 房源亮点

Six reasons to look closer

六个数字，读懂这套房

569 sq ft

INTERNAL LIVING SPACE

室内面积

Approx. 52.88 sq m, laid out as open-plan living, a double bedroom, bathroom and separate utility room.

约 52.88 平方米：开放式客餐厨、双人卧室、卫浴及独立家政间。

17′5″ × 15′9″

PRIVATE WRAPAROUND BALCONY

私人环绕式露台

Approx. 5.31m × 4.79m of outside space — rare for a one-bedroom apartment in this part of London.

约 5.31 × 4.79 米，在伦敦该区域的一居室中极为罕见。

991 yrs

REMAINING ON THE LEASE

剩余产权年限

Approx. 991 years remaining, in a Berkeley-built building — no lease-extension cost to price in.

剩余约 991 年，伯克利集团开发，无需计入续租成本。

16 min

TO LONDON BRIDGE

至伦敦桥

Kidbrooke Station (Zone 3) sits on Pegler Square, moments from the building.

Kidbrooke 车站就在 Pegler Square，交通 3 区，步行即达。

4th floor

LIGHT AND OPEN VIEWS

四层 · 视野开阔

Floor-to-ceiling glazing on two aspects, with views across the surrounding greenery.

双向落地窗，远眺周边绿地。

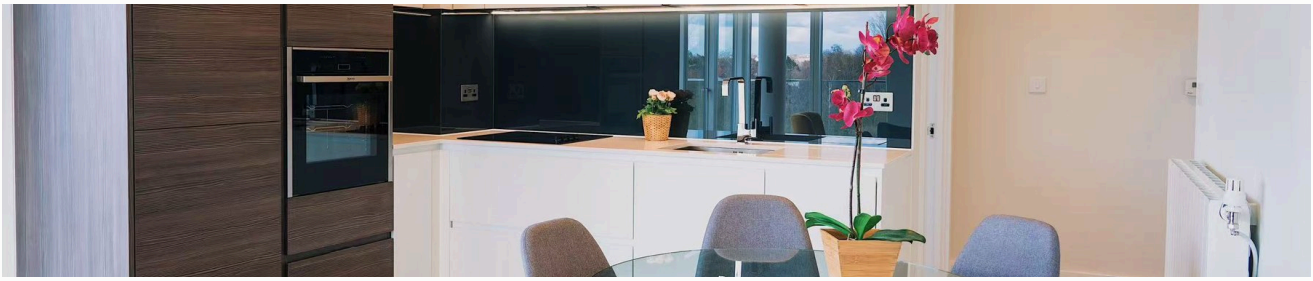
B 84

ENERGY RATING · CHAIN FREE

能效 B 级 · 无链条

EPC B (84), valid until 8 October 2028. Offered chain free, for a cleaner, quicker transaction.

能效 B 级（84 分），有效期至 2028 年 10 月 8 日；无链条交易，流程更简洁。

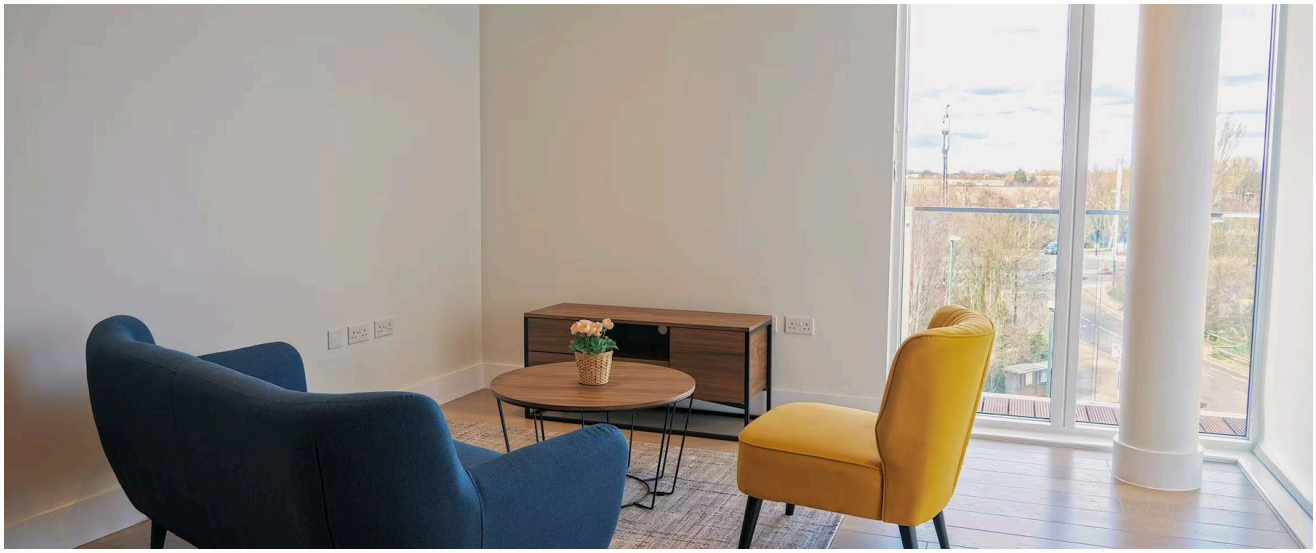


Open-plan kitchen and dining area · 开放式厨房与餐区

THE RESIDENCE · 物业概览

A bright and beautifully appointed home

通透明亮、精装完善的现代居所



Living area with floor-to-ceiling windows · 客厅 · 落地窗

BEDROOMS 卧室	BATHROOMS 卫浴	INTERIOR 室内面积	TENURE 产权
1	1	569 sq ft 569 平方英尺	Leasehold 长租产权

Goldstone is delighted to present this bright one-bedroom apartment on the fourth floor of Hopgood Tower, within Berkeley's highly sought-after Kidbrooke Village in South East London. Approximately 569 sq ft (52.88 sq m) of internal space is complemented by an impressive private wraparound balcony, floor-to-ceiling windows and attractive views across the surrounding greenery.

盛金石荣幸推出这套位于 Hopgood Tower 四层的一居室公寓。物业坐落于伦敦东南部、由伯克利集团（Berkeley）开发的热门社区 Kidbrooke Village。室内面积约 569 平方英尺（52.88 平方米），另配超大私人环绕式露台与落地窗，可远眺周边绿地。

Combining modern interiors, generous outdoor space and excellent connectivity, the apartment represents an excellent opportunity for owner-occupiers and investors alike.

现代装修、宽敞户外空间与便捷交通兼具，无论自住或投资，均为难得之选。

INTERIORS · 室内实景

Gallery

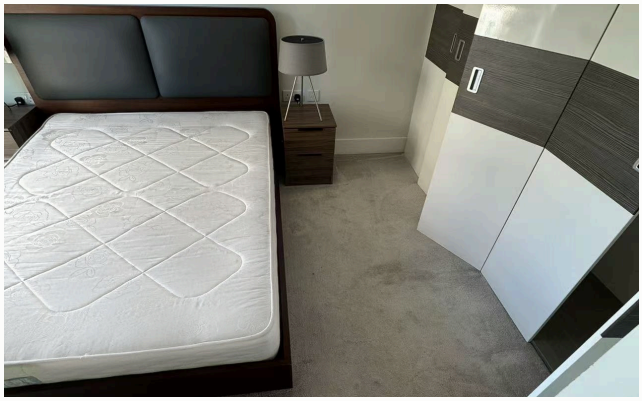
实景图集



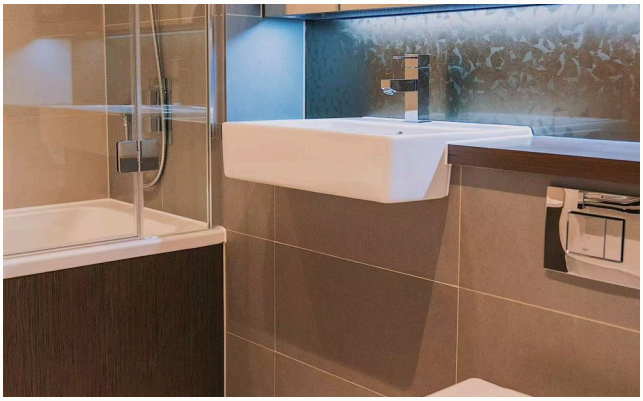
Kitchen and dining · 厨房与餐区



Handleless kitchen with integrated appliances · 无把手橱柜 · 嵌入式电器



Double bedroom with fitted wardrobes · 双人卧室 · 嵌入式衣柜



Bathroom with bath and overhead shower · 卫浴 · 浴缸带淋浴



Glazing onto the balcony · 落地窗直通露台



Private wraparound balcony · 私人环绕式露台

Photographs are for illustration only; furniture and personal items shown may not be included in the sale.
照片仅供参考，图中家具及个人物品不一定包含在出售范围内。

AT A GLANCE · 核心亮点

Key features

房源要点

- One-bedroom, one-bathroom fourth-floor apartment
  四层一室一卫
- Approx. 569 sq ft / 52.88 sq m
  室内约 52.88 平方米
- Generous private wraparound balcony
  超大私人环绕式露台
- Spacious open-plan living, dining and kitchen
  宽敞开放式客餐厨
- Contemporary kitchen with integrated appliances
  现代厨房，全嵌入式电器
- Double bedroom with fitted wardrobes
  双人卧室配嵌入式衣柜
- Bathroom with bath and overhead shower
  卫浴配浴缸及顶喷淋浴
- Separate utility room
  独立家政 / 储物间
- Floor-to-ceiling windows, excellent natural light
  落地窗，采光优异
- Attractive views across surrounding greenery
  远眺周边绿地
- Berkeley-built Kidbrooke Village
  伯克利开发 Kidbrooke Village
- Kidbrooke Station (Zone 3) — approx. 16 mins to London Bridge
  Kidbrooke 站约 16 分钟至伦敦桥
- Approx. 991 years remaining on the lease
  剩余产权约 991 年
- Offered chain free
  无链条交易

THE VILLAGE · 社区环境

Life in Kidbrooke Village

Kidbrooke Village 的生活

Hopgood Tower occupies a prime position within Kidbrooke Village, a landmark residential development by Berkeley in the Royal Borough of Greenwich, combining contemporary architecture with beautifully landscaped parkland and open green space. Pegler Square forms its centre, with supermarkets, cafés, restaurants and everyday services on the doorstep, while Cator Park and Sutcliffe Park are close by. Kidbrooke Station sits moments from the building, reaching London Bridge in approximately 16 minutes, with further services to Waterloo East and Charing Cross. Blackheath and Greenwich offer independent shops, restaurants and cultural attractions nearby.

Hopgood Tower 位于 Kidbrooke Village 的核心位置。该社区是伯克利集团在格林威治皇家自治市开发的标志性住宅项目，现代建筑与大面积园林绿地相融合。Pegler Square 为社区中心，超市、咖啡馆、餐厅及日常服务步行可达；Cator Park 与 Sutcliffe Park 近在咫尺。Kidbrooke 火车站距本楼仅数步之遥，约 16 分钟直达伦敦桥（London Bridge），并有班次前往滑铁卢东站（Waterloo East）与查令十字（Charing Cross）。周边的 Blackheath（布莱克希思）与 Greenwich（格林威治）汇集特色商店、餐厅与文化景点。

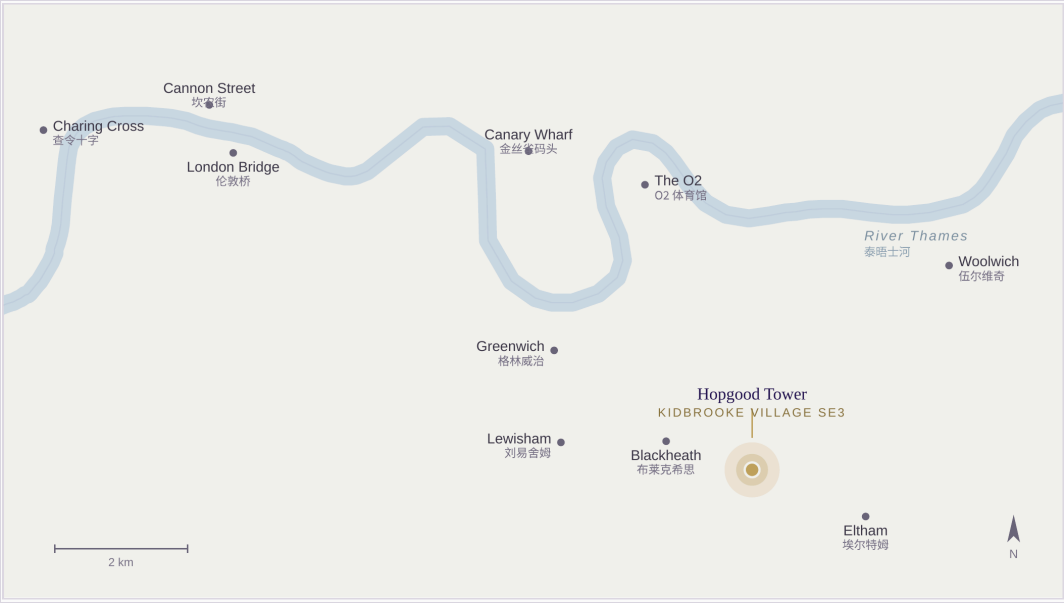
LOCATION · 地理位置

Where it sits in London

在伦敦的位置

Kidbrooke Village lies in the Royal Borough of Greenwich, south-east London, inside Zone 3 and a short run along the river from Canary Wharf and the City. Kidbrooke Station sits on Pegler Square, moments from the building.

Kidbrooke Village 位于伦敦东南部的格林威治皇家自治市，属交通 3 区，沿泰晤士河向西即为金丝雀码头与伦敦金融城。Kidbrooke 火车站就设在社区中心 Pegler Square，距本楼仅数步之遥。



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仅供方位参考，不作导航用途。地图数据 © OpenStreetMap contributors。

GETTING AROUND · 交通与周边

BY RAIL FROM KIDBROOKE Kidbrooke 站发车	FASTEST 最快
London Bridge 伦敦桥	**16 min**
Cannon Street 坎农街	**21 min**
Charing Cross 查令十字	**26 min**
Zone 3 · Southeastern 3 区 · 东南铁路	**73 trains/day**

NEARBY 周边（直线距离）	DISTANCE 距离
Blackheath 布莱克希思	**0.8 mi**
Greenwich 格林威治	**2.2 mi**
The O2 O2 体育馆	**2.9 mi**
Canary Wharf 金丝雀码头	**3.6 mi**

Fastest scheduled Southeastern journeys; actual times vary by time of day. Distances are straight-line from the building.
为东南铁路时刻表最快班次，实际视时段而定。距离为自本楼起算的直线距离。

ACCOMMODATION · 户型与面积

The apartment

空间布局

LIVING, DINING & KITCHEN · 客厅 / 餐厅 / 厨房

A spacious open-plan reception of approximately 19′8″ × 13′1″ (6.00m × 4.00m), with extensive floor-to-ceiling glazing and direct access to the balcony. The contemporary kitchen features sleek handleless cabinetry, contrasting finishes, integrated appliances and ample storage.

开放式起居空间约 6.00 × 4.00 米，大面积落地窗，直通私人露台。现代厨房采用无把手橱柜、撞色饰面与全套嵌入式电器，收纳充足。

BEDROOM · 卧室

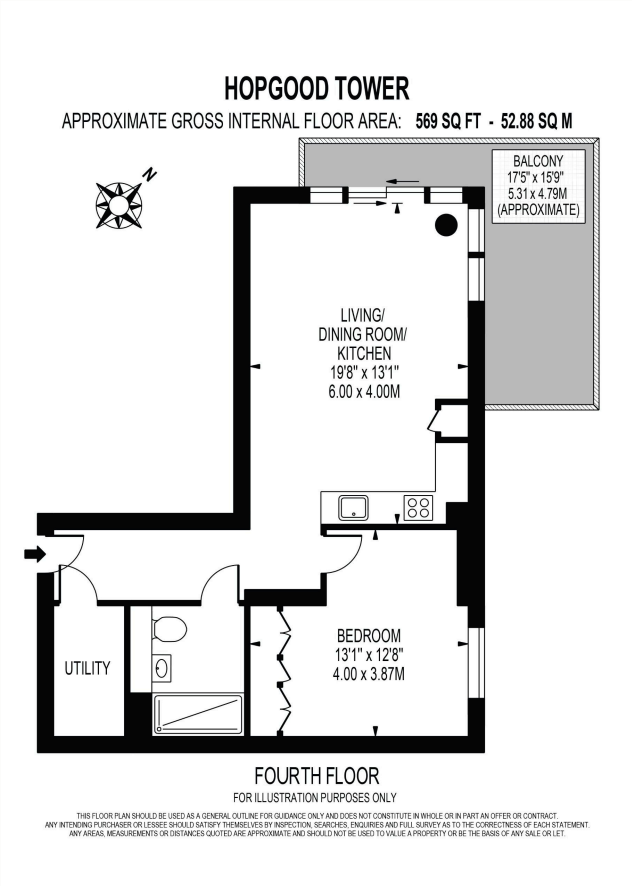
A generously proportioned double bedroom of approximately 13′1″ × 12′8″ (4.00m × 3.87m), with fitted wardrobes and soft carpeting.

双人卧室约 4.00 × 3.87 米，配嵌入式衣柜，铺设地毯。

BATHROOM, UTILITY & BALCONY · 卫浴 / 家政间 / 露台

A stylish bathroom with bath and overhead shower, modern sanitaryware and contemporary tiling, plus a separate utility room for additional convenience and storage. The private wraparound balcony measures approximately 17′5″ × 15′9″ (5.31m × 4.79m).

卫浴配浴缸及顶喷淋浴、现代洁具与墙砖；另设独立家政间，兼具实用与储物功能。私人环绕式露台约 5.31 × 4.79 米。



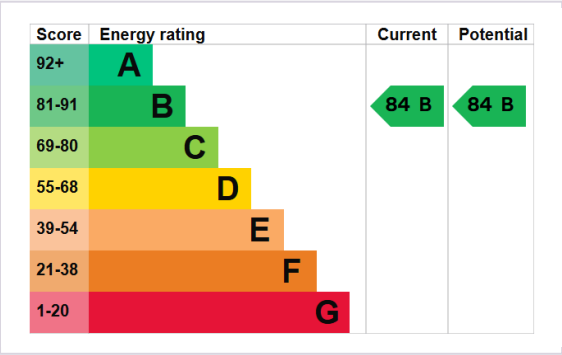
Floor plan — approximate, not to scale · 户型图（示意，非按比例）

PRACTICAL · 关键信息

The essentials

物业要项

Chain 交易链条	Chain free 无链条
Tenure 产权性质	Leasehold — approx. 991 years remaining 长租产权，剩余约 991 年
Service charge 物业服务费	*TBC* *待确认*
Ground rent 地租	*TBC* *待确认*
Council tax 市政税	Band C (Royal Borough of Greenwich) C 级（格林威治皇家自治市）
EPC 能效等级	B (84) — valid until 8 October 2028 B 级（84 分），有效期至 2028 年 10 月 8 日
Interior 室内面积	569 sq ft / 52.88 sq m 569 平方英尺 / 52.88 平方米
Outdoor 户外空间	Private wraparound balcony approx. 17′5″ × 15′9″ 私人环绕式露台约 5.31 × 4.79 米
Bedrooms / bathrooms 卧室 / 卫浴	1 / 1
Floor 楼层	Fourth floor 四层
Developer 开发商	Berkeley — Kidbrooke Village 伯克利集团
Asking price 售价	**£315,000** 31.5 万英镑



Energy performance certificate — B (84) · 能效证书：B 级（84）



Balcony views across the greenery · 露台远眺绿地

GOLDSTONE 盛金石

A GOLDSTONE PRIVATE SALE · 盛金石私洽物业

We would be delighted to tell you more

欢迎与我们进一步洽询

To arrange a private viewing of Hopgood Tower or to discuss an offer, please contact Goldstone Global Ltd at the details below.

如需安排实地看房或商讨出价，欢迎通过以下方式联系盛金石。

CONTACT	Matthiew Meng
TELEPHONE	07864 314 020
EMAIL	matthiew.meng@thegoldstone.co.uk
OFFICE	Floor 6, 29-30 Cornhill, City of London, EC3V 3ND, UK

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