



## 2 Pilkington Terrace, London, SE28 0FL

**£392 Per Week**

A BRAND NEW 7TH FLOOR ONE BEDROOM APARTMENT LOCATED IN "BERKELEY HOMES" FLAGSHIP "LOMBARD SQUARE" DEVELOPMENT IN SE28 PLUMSTEAD

Lombard Square is set around 1.8 acres of landscaped gardens including a lake and residents can enjoy amenities such as concierge services and a residents gym\*

The accommodation is set over 497 square feet and comprises a reception room with open plan fully fitted kitchen, double bedroom with built in storage and a modern bathroom suite  
The property is well located being a 5 min walk to Plumstead Station (overground) & a 10 min walk to Woolwich Station (Elizabeth line) as well as being close to the River Thames, shops and restaurants

FURNISHED UPON REQUEST  
AVAILABLE NOW

PARKING SPACE INCLUDED \*issued first come first serve\*

\*some facilities mentioned may not be operational at the time of move in

- BRAND NEW ONE BEDROOM APARTMENT IN KUBRICK HSE
- BUILT BY BERKELEY HOMES
- LOMBARD SQUARE SE28
- PARKING SPACE INCLUDED \*issued first come first serve\*
- CONCIERGE & GYM
- 4 MIN WALK TO PLUMSTEAD STATION
- 10 MIN WALK TO WOOLWICH STATION
- 7TH FLOOR
- SET OVER 497 SQUARE FEET
- AVAILABLE NOW / FURNISHED UPON REQUEST

## 2 Pilkington Terrace, London, SE28 0FL



VIEW



RECEPTION



RECEPTION/KITCHEN



RECEPTION



RECEPTION



RECEPTION/KITCHEN



**2 Pilkington Terrace, London, SE28 0FL**



**KITCHEN**



**BATHROOM**



**KITCHEN**



**BEDROOM**



**HALLWAY**



**BEDROOM**

## 2 Pilkington Terrace, London, SE28 0FL



BEDROOM



RECEPTION



BEDROOM



VIEW



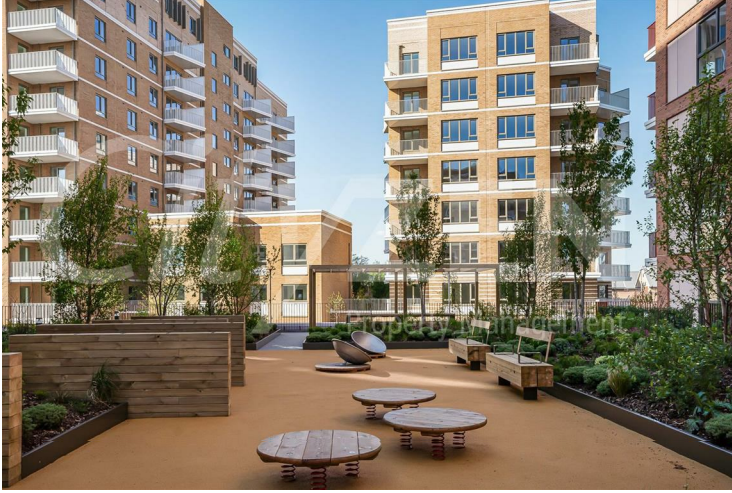
BEDROOM



VIEW



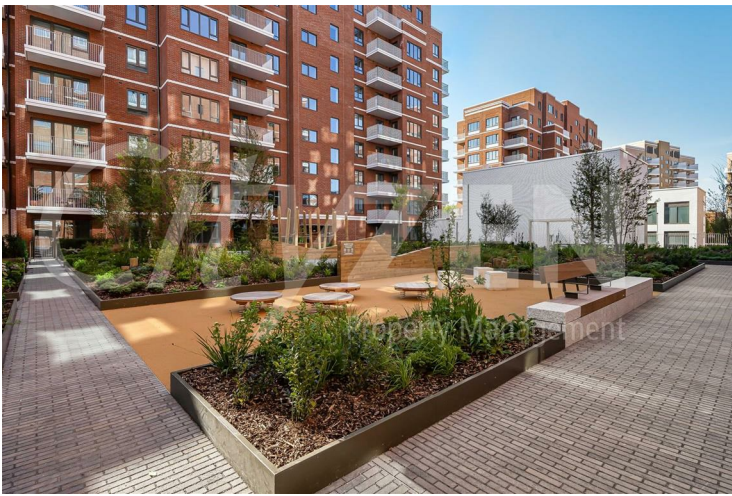
## 2 Pilkington Terrace, London, SE28 0FL



COMMUNAL GARDENS



LOMBARD SQUARE



COMMUNAL GARDENS



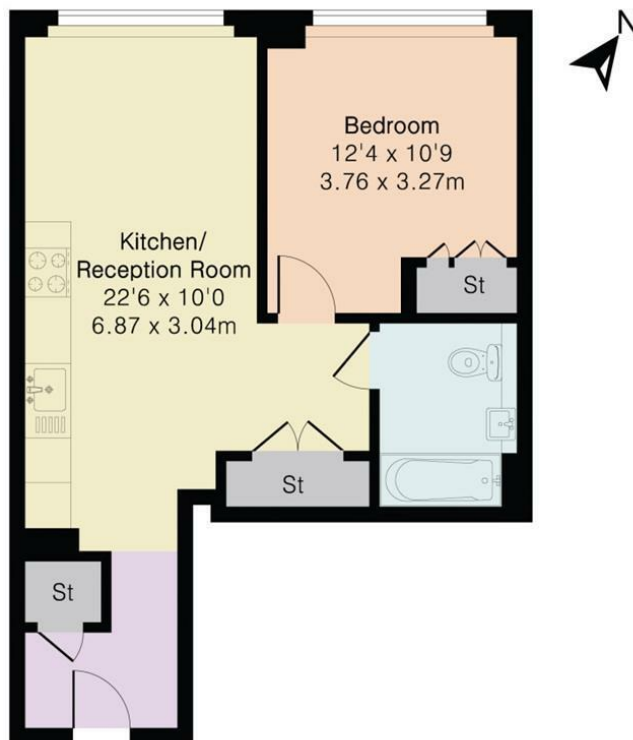
LOMBARD SQUARE



COMMUNAL GARDENS



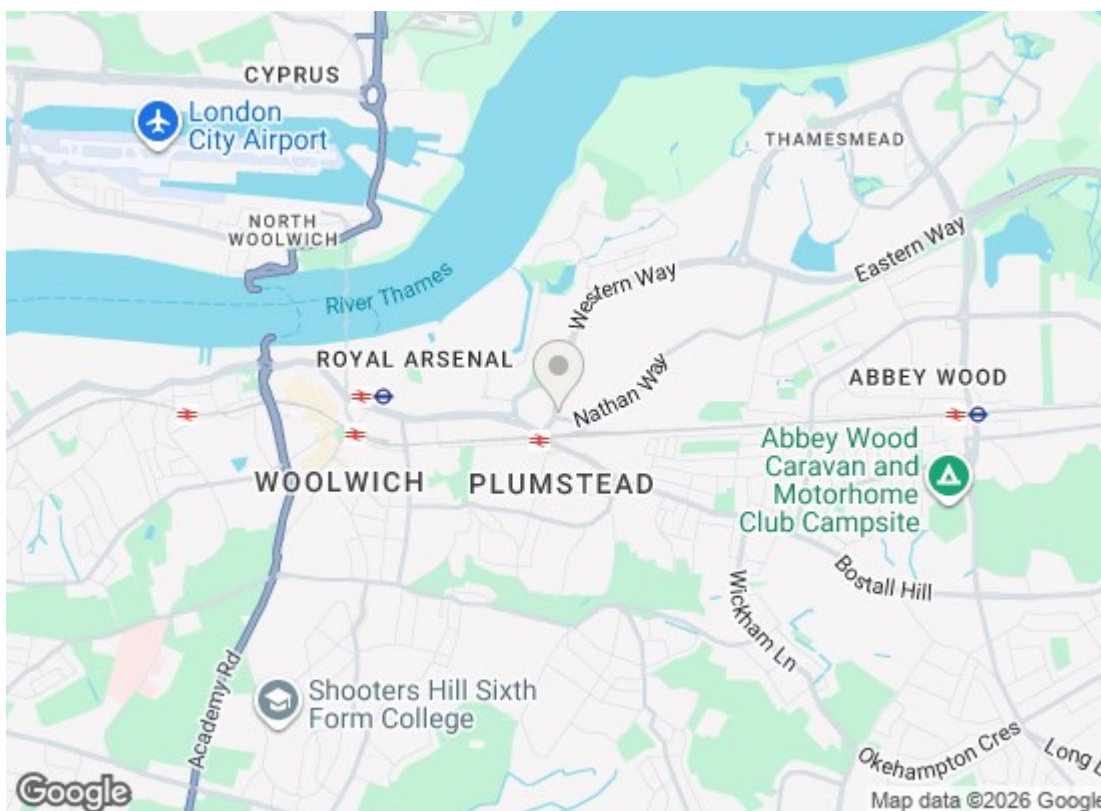
Approximate Gross Internal Area 497 sq ft - 46 sq m



Seventh Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.