GOLDSTONE 盛金石

A GOLDSTONE PRIVATE SALE · 盛金石私洽物业

Birch House

伦敦 · 格林威治 · Kidbrooke Village

A fifth-floor two-bedroom, two-bathroom apartment with a private balcony, Kidbrooke Village, SE3

Kidbrooke Village 五层两室两卫公寓 · 配私人阳台

£510,000

ASKING PRICE · 售价

LEASEHOLD · 2 BEDROOMS · 2 BATHROOMS · 802 SQ FT · EPC B · CHAIN FREE

长租产权 · 2 卧 · 2 卫 · 802 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

802 sq ft

INTERNAL LIVING SPACE

室内面积

Approx. 74.52 sq m — two double bedrooms, two bathrooms, open-plan living and a separate utility room.

约 74.52 平方米：两间卧室、两间卫浴、开放式客餐厨及独立家政间。

24′11″ × 20′1″

OPEN-PLAN LIVING SPACE

开放式客餐厨

Approx. 7.60m × 6.12m of living, dining and kitchen, with large windows and access to the balcony.

约 7.60 × 6.12 米，大面积窗户，直通私人阳台。

992 yrs

REMAINING ON THE LEASE

剩余产权年限

Approx. 992 years remaining, in a Berkeley-built building — no lease-extension cost to price in.

剩余约 992 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。

2 / 2

BEDROOMS · BATHROOMS

两室两卫

A bathroom with bath and overhead shower, plus a separate shower room — rare flexibility for sharers or guests.

一间浴缸带顶喷淋浴卫浴，另设独立淋浴间，自住、合住或接待访客皆宜。

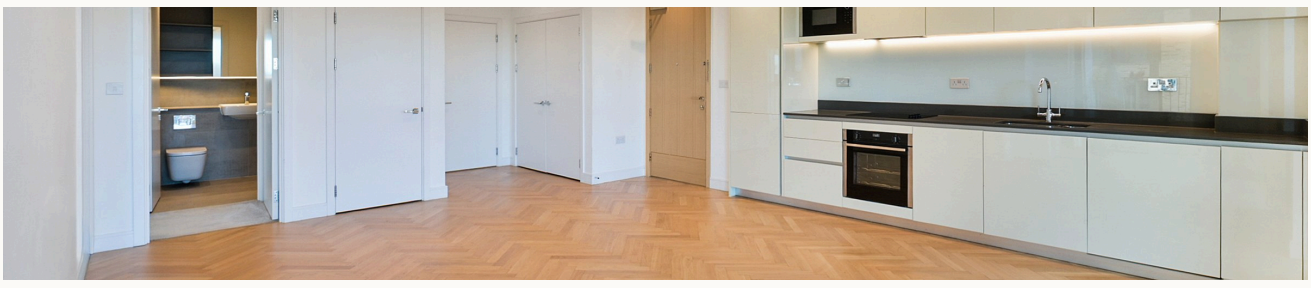
B 82

ENERGY RATING · CHAIN FREE

能效 B 级 · 无链条

EPC B (82), valid until 24 July 2029. Offered chain free, for a cleaner, quicker transaction.

能效 B 级（82 分），有效期至 2029 年 7 月 24 日；无链条交易，流程更简洁。



Open-plan kitchen with integrated appliances · 开放式厨房 · 嵌入式电器

THE RESIDENCE · 物业概览

A bright and spacious modern home

通透明亮、宽敞舒适的现代居所



Open-plan living, dining and kitchen · 开放式客餐厨 · 人字拼木地板

BEDROOMS 卧室	BATHROOMS 卫浴	INTERIOR 室内面积	TENURE 产权
2	2	802 sq ft 802 平方英尺	Leasehold 长租产权

Goldstone is delighted to present this bright and spacious two-bedroom, two-bathroom apartment on the fifth floor of Birch House, within Berkeley's highly sought-after Kidbrooke Village in South East London. Approximately 802 sq ft (74.52 sq m) of well-designed internal space combines generous proportions, modern interiors and excellent natural light, complemented by a private balcony overlooking the surrounding neighbourhood.

盛金石荣幸推出这套位于 Birch House 五层的两室两卫公寓。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 802 平方英尺（74.52 平方米），格局方正、装修现代、采光充足，另配私人阳台，可俯瞰周边社区景致。

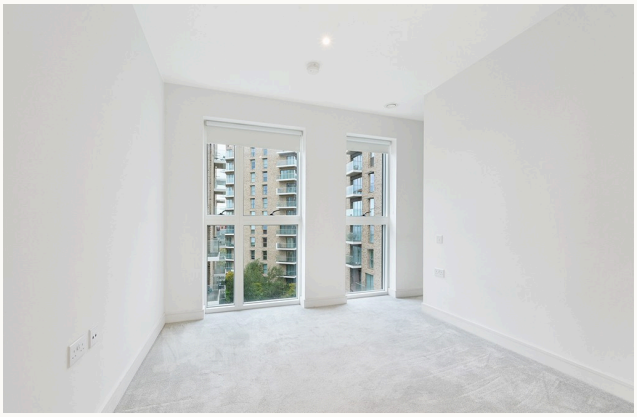
With its generous internal space, contemporary finishes and excellent location, the apartment presents an attractive opportunity for owner-occupiers and investors alike.

面积宽敞、装修考究、地段优越，无论自住或投资，均为难得之选。

INTERIORS · 室内实景

Gallery

实景图集



Principal bedroom · 主卧室



Second bedroom with balcony views · 次卧 · 望向阳台



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



Separate shower room · 独立淋浴间



Private balcony · 私人阳台



Kidbrooke Village · Kidbrooke Village 社区

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

- Two-bedroom, two-bathroom fifth-floor apartment
  五层两室两卫
- Approx. 802 sq ft / 74.52 sq m
  室内约 802 平方英尺 / 74.52 平方米
- Open-plan living, dining and kitchen, approx. 7.60m × 6.12m
  开放式客餐厨，约 7.60 × 6.12 米
- Contemporary kitchen with integrated appliances
  现代厨房，全嵌入式电器
- Herringbone-style wood flooring in the living area
  客厅铺设人字拼木地板
- Two carpeted double bedrooms
  两间铺设地毯的卧室
- Bathroom with bath plus separate shower room
  浴缸卫浴 + 独立淋浴间
- Separate utility room
  独立家政 / 储物间
- Large windows, excellent natural light
  大面积窗户，采光优异
- Private balcony overlooking the neighbourhood
  私人阳台，俯瞰社区景致
- 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. 992 years remaining on the lease
  剩余产权约 992 年
- Offered chain free
  无链条交易

THE VILLAGE · 社区环境

Life in Kidbrooke Village

Kidbrooke Village 的生活

Birch House occupies a prime position at the heart of 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 Cannon Street and Charing Cross. Blackheath and Greenwich offer independent shops, restaurants and cultural attractions nearby.

Birch House 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），并有班次前往坎农街（Cannon Street）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。

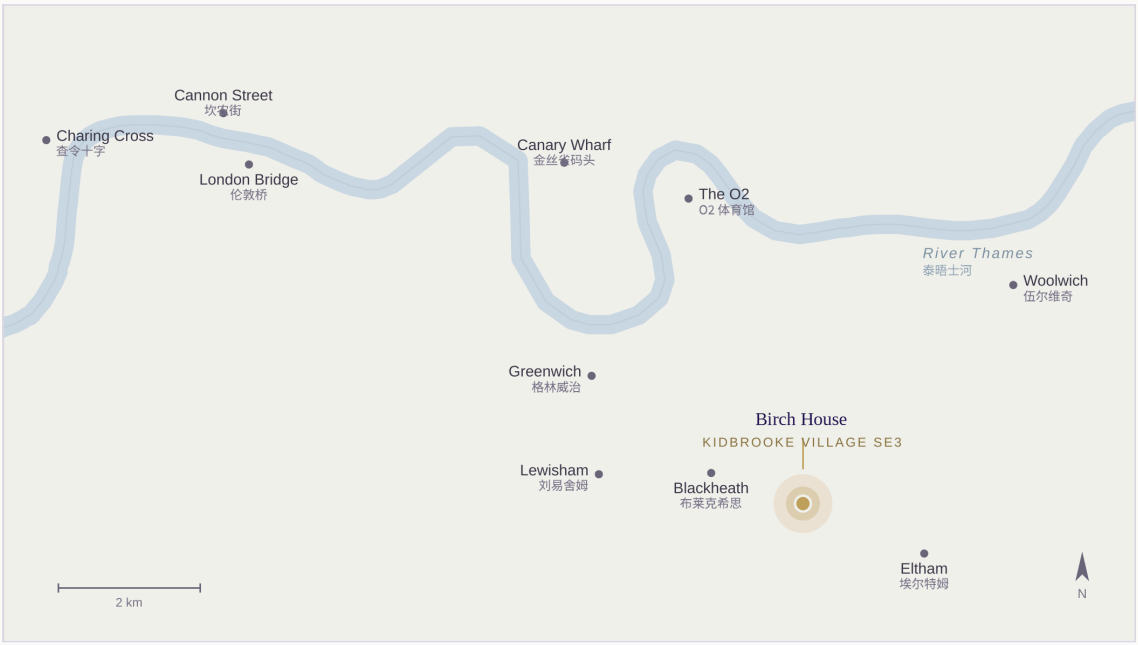
LOCATION · 地理位置

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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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

An impressive open-plan reception of approximately 24′11″ × 20′1″ (7.60m × 6.12m), with large windows and access to the private balcony. The contemporary kitchen features sleek cabinetry, integrated appliances and generous worktop space; warm herringbone-style wood flooring runs throughout.

开放式起居空间约 7.60 × 6.12 米，大面积窗户，直通私人阳台。现代厨房配简约橱柜、全套嵌入式电器及宽敞台面；全区铺设温润的人字拼木地板。

BEDROOMS · 卧室

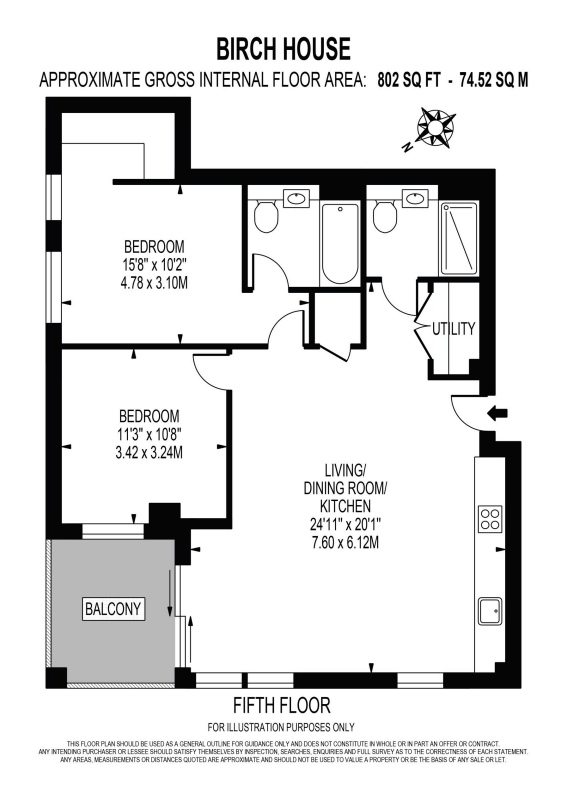
The principal bedroom measures approximately 15′8″ × 10′2″ (4.78m × 3.10m); the second bedroom approximately 11′3″ × 10′8″ (3.42m × 3.24m) — equally suited to a guest room or home office. Both are finished with soft carpeting.

主卧约 4.78 × 3.10 米；次卧约 3.42 × 3.24 米，可作客房或书房。两间卧室均铺设地毯。

BATHROOMS, UTILITY & BALCONY · 卫浴 / 家政间 / 阳台

A bathroom with bath and overhead shower, alongside a separate shower room, both with modern sanitaryware and elegant tiling. A separate utility room provides practical storage and laundry space, and the private balcony looks out across the landscaped neighbourhood.

一间浴缸带顶喷淋浴的卫浴，另设独立淋浴间，均配现代洁具与精致墙砖。独立家政间兼具储物与洗衣功能；私人阳台可远眺社区园林景致。



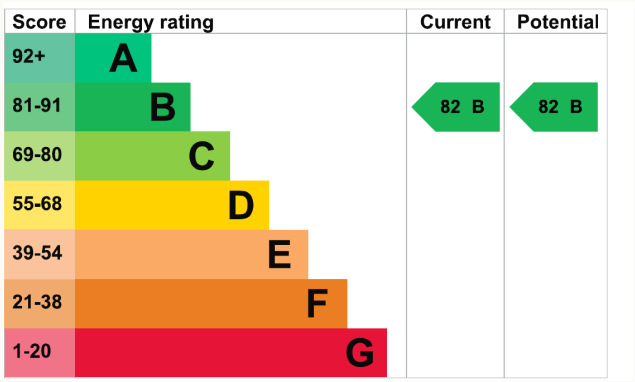
Floor plan — approximate, not to scale · 户型图（示意，非按比例）

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. 992 years remaining 长租产权，剩余约 992 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 D (Royal Borough of Greenwich) D 级（格林威治皇家自治市）
EPC 能效等级	B (82) — valid until 24 July 2029 B 级（82 分），有效期至 2029 年 7 月 24 日
Interior 室内面积	802 sq ft / 74.52 sq m 802 平方英尺 / 74.52 平方米
Outdoor 户外空间	Private balcony 私人阳台
Bedrooms / bathrooms 卧室 / 卫浴	2 / 2 两室两卫
Floor 楼层	Fifth floor 五层
Developer 开发商	Berkeley — Kidbrooke Village 伯克利集团
Asking price 售价	**£510,000** 51 万英镑



Energy performance certificate — B (82) · 能效证书：B 级（82）



Balcony views across the neighbourhood · 阳台远眺社区景致

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 Birch House 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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