



A GOLDSTONE PRIVATE SALE

# Hopgood Tower

*A one-bedroom apartment in Kidbrooke Village*

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## £360,000

LEASEHOLD · 1 BEDROOM · 1 BATHROOM · 570 SQ FT

## THE RESIDENCE

# Hopgood Tower, SE3



Goldstone is delighted to present this bright and well-proportioned one-bedroom apartment, occupying a third-floor position within Hopgood Tower – one of the landmark buildings on Peglar Square in the highly regarded, Berkeley-built Kidbrooke Village development. Offered to the market chain-free, the apartment combines a generous open-plan living space, a large private balcony and high-quality finishes throughout, moments from Kidbrooke Station and the green open spaces that define this award-winning neighbourhood.

## OVERVIEW

# A bright and elegant home

*The apartment opens into a spacious open-plan living, dining and kitchen area, filled with natural light and opening directly onto a large private balcony.*

### BEDROOMS

1

### BATHROOMS

1

### INTERIOR

570 sq ft

### TENURE

Leasehold

A full range of integrated appliances, sleek handleless cabinetry and stone worktops feature in the kitchen, while engineered wood flooring runs through the living area. The double bedroom benefits from extensive built-in wardrobes, complemented by a contemporary bathroom and a separate utility room.



Open-plan living, dining and kitchen



Kitchen with integrated appliances

## INTERIORS Gallery

A selection of interior views from across the apartment.



Double bedroom with floor-to-ceiling window



Built-in wardrobe storage



Contemporary bathroom



Hopgood Tower, Kidbrooke Village

## AT A GLANCE

## Key features

- Third-floor one-bedroom apartment with lift access
- Approx. 570 sq ft / 52.94 sq m internal area
- Large private balcony with glass balustrade
- Open-plan living, dining and kitchen area
- Double bedroom with built-in wardrobes
- Contemporary bathroom with bath and overhead shower
- Separate utility / storage room
- Floor-to-ceiling windows and excellent natural light
- Integrated kitchen with stone worktops
- Within the Berkeley-built Kidbrooke Village
- Kidbrooke Station (Zone 3) – approx. 16 mins to London Bridge
- Offered to the market chain-free

## THE VILLAGE

## Life in Kidbrooke Village

Kidbrooke Village is one of South East London's most successful regeneration developments, built by Berkeley across acres of landscaped parkland, water features and open green space. Peglar Square forms its vibrant centre, with a Sainsbury's, independent cafés, restaurants and everyday amenities on the doorstep, while Cator Park and the Tarn nature reserve offer extensive walking and outdoor space. Kidbrooke Station sits directly on Peglar Square, providing fast and frequent Southeastern services into Central London – reaching London Bridge in as little as 16 minutes, with onward connections to Charing Cross and Cannon Street. Blackheath, Greenwich and Westcombe Park are all close by.

## ACCOMMODATION

# The apartment

### LIVING, DINING & KITCHEN

A spacious open-plan reception of approximately 20'1" x 13' (6.12m x 3.96m) with floor-to-ceiling windows and sliding doors opening directly onto the private balcony. The kitchen is finished with handleless cabinetry, stone worktops and integrated appliances.

### BEDROOM

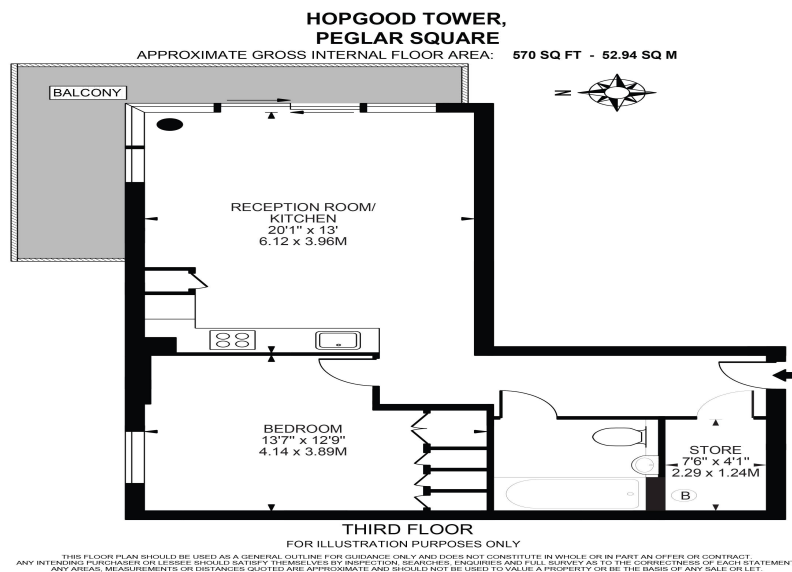
A well-proportioned double bedroom of approximately 13'7" x 12'9" (4.14m x 3.89m) with an extensive run of built-in wardrobes and quality carpet.

### BATHROOM & UTILITY

A contemporary, fully tiled bathroom with bath, overhead shower and heated towel rail, plus a separate utility room with space and plumbing for a washer/dryer.

### PRIVATE BALCONY

A generous private balcony with glass balustrade – an exceptional amount of outdoor space offering tranquil views over the landscaped communal gardens, ideal for entertaining or relaxing.



Floor plan – approximate, not to scale

## PRACTICAL

# The essentials

|                        |                                           |
|------------------------|-------------------------------------------|
| <b>Tenure</b>          | Leasehold – 999 years from 1 January 2018 |
| <b>Interior</b>        | 570 sq ft / 52.94 sq m                    |
| <b>Bedrooms</b>        | 1                                         |
| <b>Bathrooms</b>       | 1                                         |
| <b>Outdoor</b>         | Private balcony with glass balustrade     |
| <b>Local authority</b> | Royal Borough of Greenwich                |
| <b>Council tax</b>     | Available on request                      |
| <b>EPC</b>             | Available on request                      |
| <b>Price</b>           | £360,000                                  |

## OUTDOOR

## Private balcony



Private balcony with glass balustrade overlooking landscaped gardens



A GOLDSTONE PRIVATE SALE

# We would be delighted to tell you more

To arrange a private viewing of Hopgood Tower, please contact  
Goldstone Global Ltd at the details below.

## GOLDSTONE GLOBAL LTD

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|---------|---------------|
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|---------|---------------|

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