

POMEROY STREET, NEW CROSS, SE14
LEASEHOLD
GUIDE PRICE £375,000 - £400,000



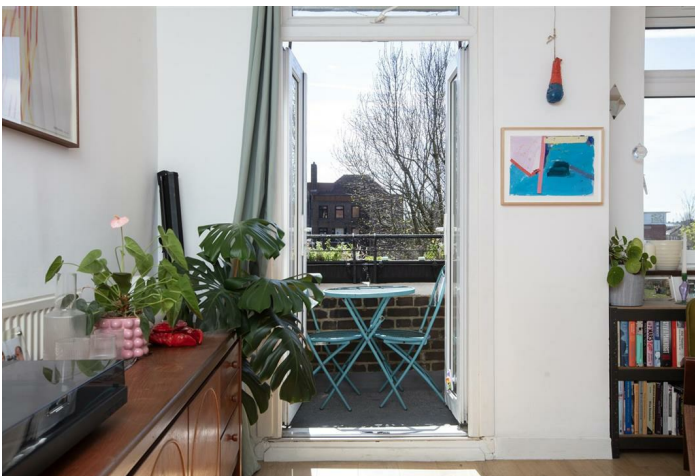
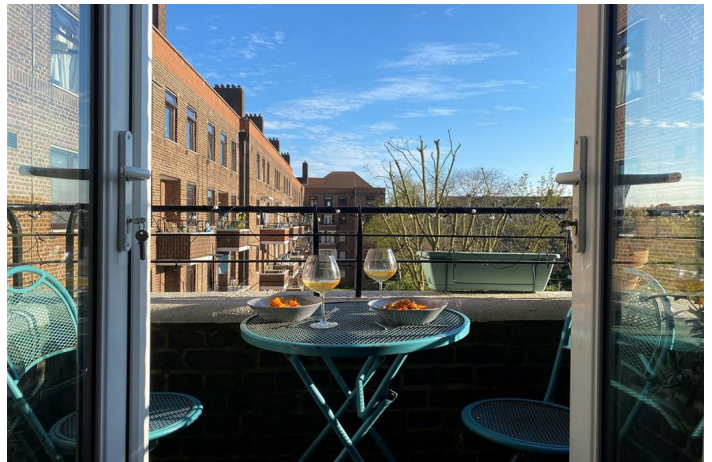
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 100 years remaining
Service Charge: £1600 per annum
Ground Rent: £10 per annum

FEATURES

Wonderful Communal Gardens
Bright, Leafy Aspect
South-Facing Balcony
Eat-in Kitchen
Leasehold



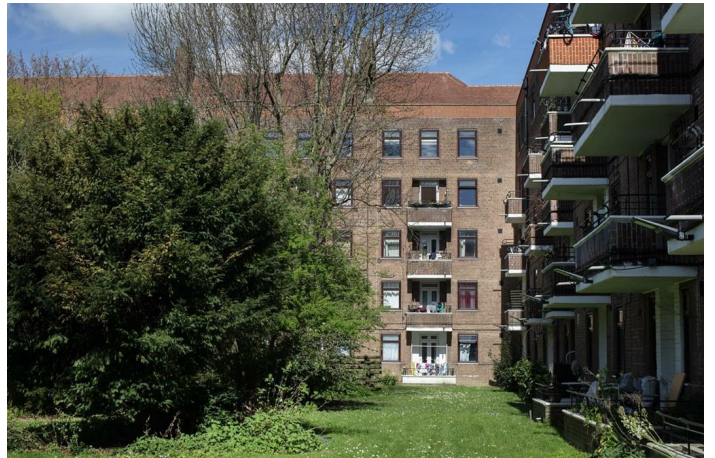
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Terrific Two Bedder with South-Facing Balcony and Gorgeous Communal Gardens

This fantastic two bedder enjoys a truly special setting - on the third floor of a well maintained block that boasts a most impressive mature and leafy community setting. The building has lovely curved balconies and arched bays reminiscent of the Art Deco period and fronts an expansive and lovingly presented communal garden with basket ball court, children's play area and community mural. Inside you find two nicely appointed bedrooms, an eat-in kitchen and insatiably bright reception that opens to your south-facing balcony. This peers from a lofty position over the best of the communal gardens. With this light and lovely aspect you'll enjoy al-fresco dining throughout the milder months.

The close-knit community nature of the development is a real plus, with regular picnics and gatherings in the summer. It's such an oasis from the nearby busyness of Peckham! Transport is unbeatably convenient with Queens Road just a seven minute stroll for regular swift services to London Bridge taking only eight minutes! You can be strolling along the Thames door to door in less than 20 minutes. Nunhead station is about 13 minute walk for further services to Victoria, London Bridge, Blackfriars, Farringdon, Luton and beyond. You're also about 15 minute walk from New Cross Gate Station which supplies fantastic London Bridge and overground services.

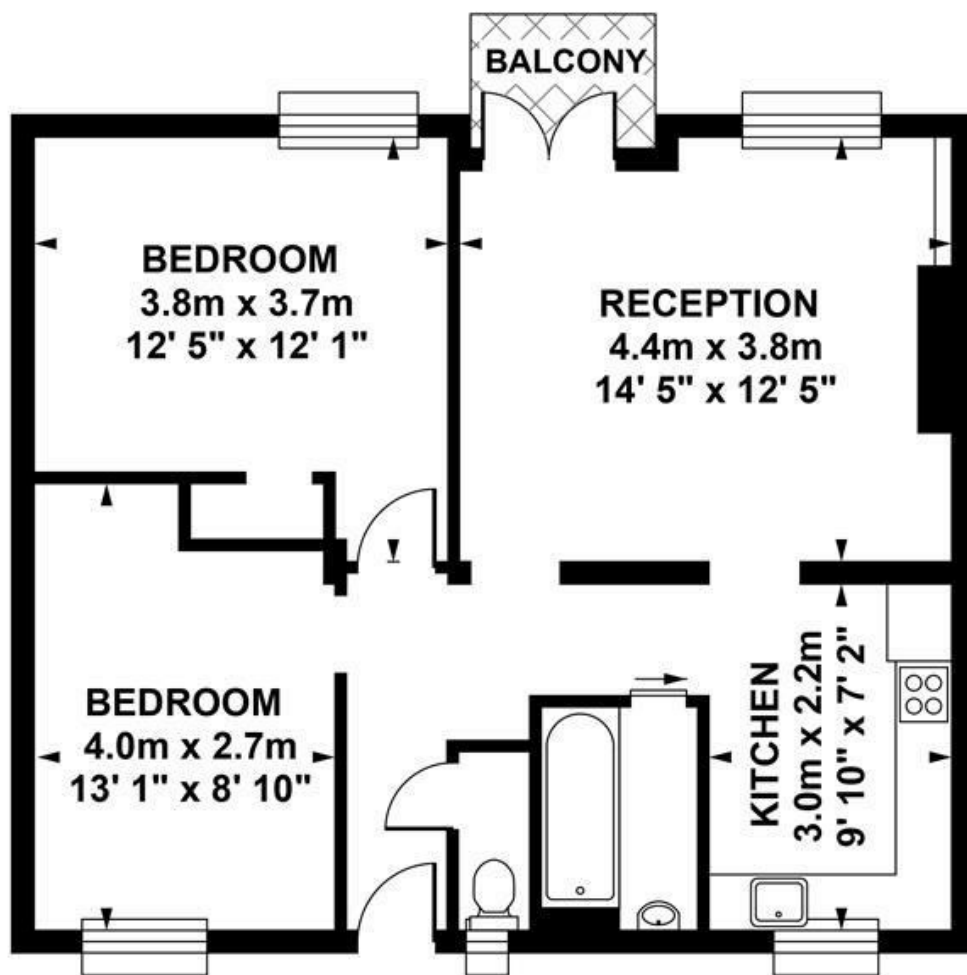
The handsome exterior invites you upward via well maintained communal stairwell. The open walkway offers views towards the Shard. Inside you find an L shaped hallway with some delightful plaster finish on the walls. There's coat hanging space and a neat wc with moody wall tones and a period cistern on your right. Dead ahead you meet the bright and airy reception which opens onto the balcony. The leafy vista below supplies the perfect spot for dining and unwinding. A nicely presented kitchen adjoins the living area to the rear and hosts contemporary cabinetry, four ring induction hob, oven and an integrated fridge/freezer. There's plenty of space for a neat dining table. Bedroom one is a nicely sized space with recessed storage, feature wall and plenty of room for slumber and study. Bedroom two is a larger double which will comfortably fit a king size bed. Recessed storage and leafy views add to the charm. The bathroom is a neat affair with modern wash hand basin and tiling over the bath.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location. As well as Queen's Road station there are 11 excellent bus links. Peckham Rye and Telegraph Hill parks are both easily walkable. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. The acclaimed Peckham Library and the Peckham Pulse Leisure Centre will keep you busy. The boho amenities of Bellenden Road with its cafés, bars and restaurants, bookshop and boutiques is easily reached also. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Mamma Dough and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute. Nunhead has some fine boozers too - we love The Old Nun's Head and Skehans. The area is literally brimming full of creativity, cafes, eateries and retail hotspots. Nearby Goldsmith University ensures regular thoughtful, vibrant exhibitions and talks. hARTslane gallery has engaging presentations too. We love 'The Word' bookshop and 'Corner' café which has delicious confectionary and fab coffee. The 'Red Lion' café is another fine spot for chilling and chats and we're hearing great things about Park Café Hönle. It's got great fresh pasta lunches. 'The Rosemary' is a wonderful Hungarian organic restaurant whose ceramicist owner makes all his own tableware! Locals are raving about the new evening bar at the old New Cross Library and 'The Rose Inn' has a great outside garden. Pints ahoy!

Tenure: Leasehold

Lease Length: 100 years

Council Tax Band: B





THIRD FLOOR

Approximate. internal area :
57.60 sqm / 620 sq ft



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LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

