



COBHAM HOUSE SE3
2 bedroom apartment

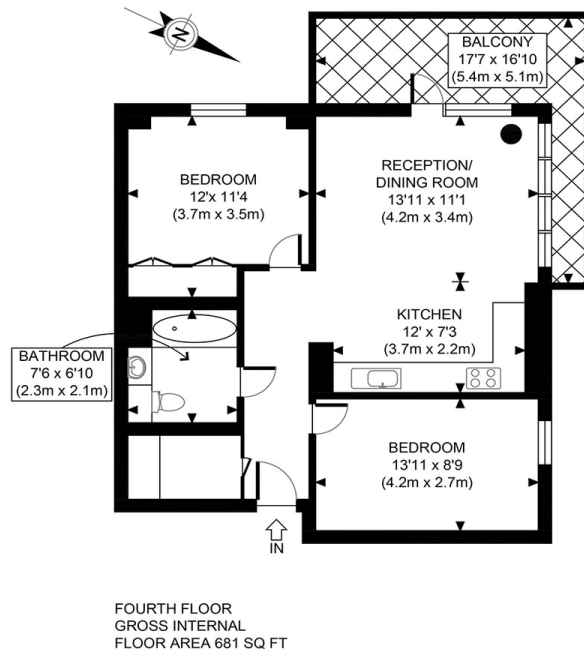
£475,000+
LEASEHOLD



COBHAM HOUSE SE3

We present this stunning, fourth-floor modern apartment in Cobham House, Pegler Square, located in the heart of Kidbrooke Village, SE3. The accommodation comprises a generous, bright, airy open plan reception/fully fitted kitchen, a private wrap-around balcony with picturesque views of Sutcliffe Park, two double bedrooms and a family bathroom. There are expansive windows throughout the apartment, welcoming an abundance of natural light. Additional benefits include a residents' gym, 24-hour concierge service and secure under-block parking. This desirable development is conveniently located with Kidbrooke Station and the A2 within easy reach, allowing excellent travel connections. Prestigious Blackheath Village and Eltham High Street are easily accessible, and both offer a wide selection of bars, restaurants and shops, affording you the utmost convenience.

Borough: Royal Greenwich* Council Tax: D* EPC: B Lease Term: 995 years* Service Charge: £4,000* Ground Rent: £450*
Nearest Station: Blackheath (0.41 miles) Material Information: www.alexneil.com/material-information



APPROX. GROSS INTERNAL FLOOR AREA 681 SQ FT / 63 SQM

Rotherhithe & Bermondsey Office
146 Lower Road, London SE16 2UG

t: 020 7237 6767 e: rotherhithe@alexneil.com

Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. *As advised by the owner. **Property sold subject to contract.



ALEX NEIL

ESTATE AGENTS SINCE 1984

2024 signifies our **40th Anniversary**, and we are immensely proud to have reached this impressive longevity milestone. In celebration, we launched an **exceptional promotion** for sellers, affording them increased marketing exposure for free!

40 years of expertise: With four decades of experience, we bring a wealth of knowledge and expertise. Our durability is a testament to the trust satisfied clients place in us. We understand the nuances of the diverse neighbourhoods we cover. Our local expertise allows us to provide tailored solutions, whether you're buying or selling, allowing you to move with confidence.



ALEX NEIL

ESTATE AGENTS SINCE 1984

www.alexneil.com