



Pomeroy Street, SE14

GP £350,000 - £375,000 *Leasehold*

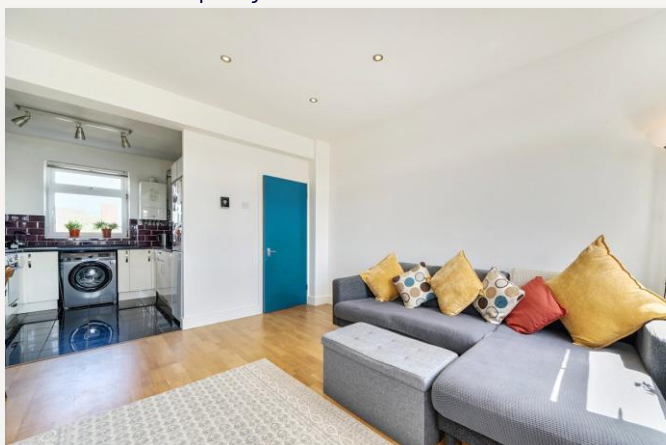


#### KEY FEATURES

- Leasehold
- Two Genuine Double Bedrooms
- Impressive Views
- Fully Fitted Kitchen
- Generous Open-plan Living Area
- Excellent Central SE14 Location
- Great Transport Links

A stylish two-bedroom apartment with impressive elevated views and spacious open-plan living, ideally located in the heart of SE14.

Extending to approximately 606 sq ft, this beautifully presented home offers bright, well-proportioned accommodation throughout. The property comprises two generous double bedrooms, a spacious open-plan kitchen/reception room, a contemporary fitted kitchen, and a modern bathroom with a shower over the bath. A separate WC adds further practicality, while attractive wooden flooring and tasteful décor enhance the home's contemporary feel.



New Cross

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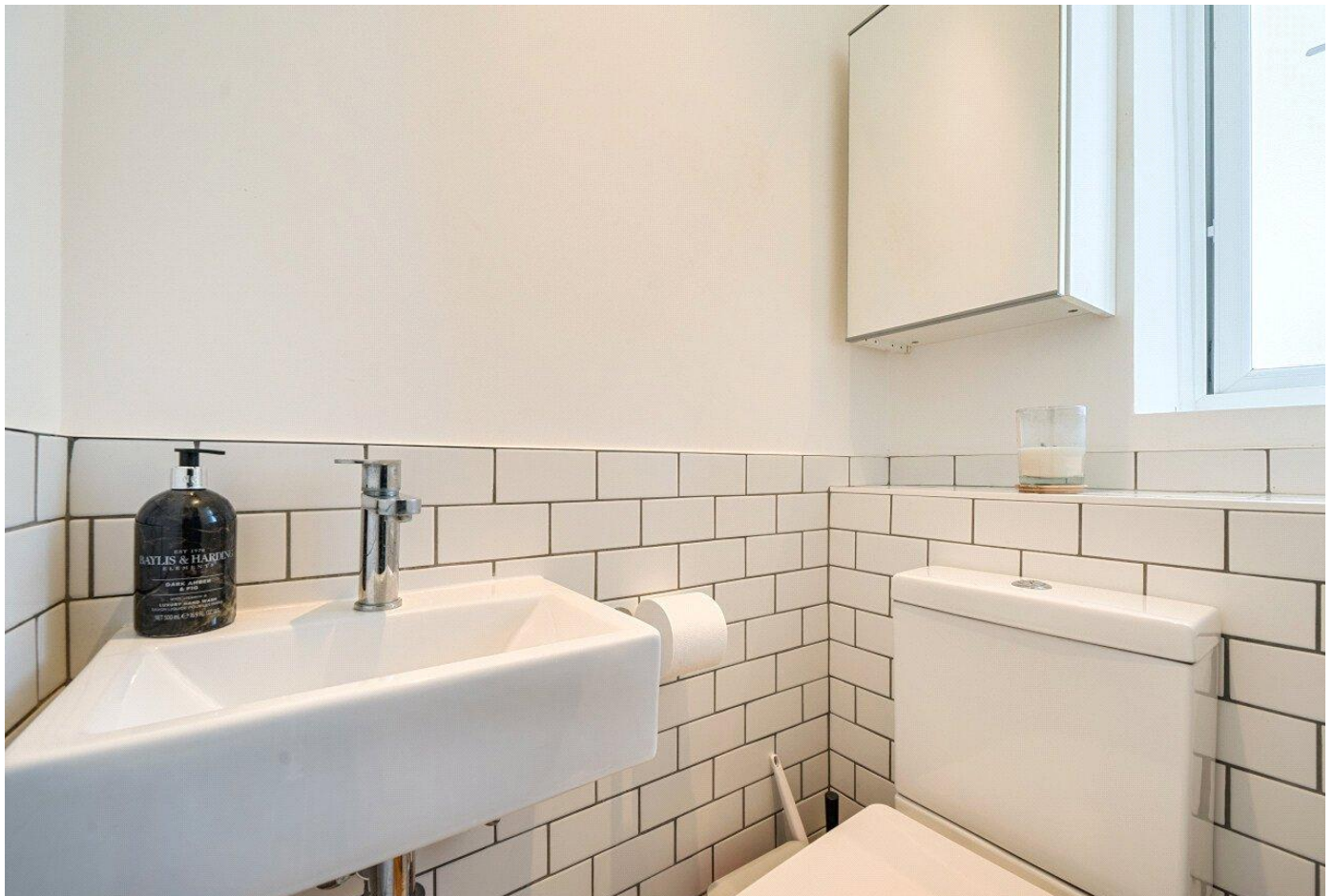


One of the apartment's standout features is its elevated position, providing far-reaching views and an abundance of natural light that creates a wonderful sense of space. Offered in excellent condition throughout, this is an ideal purchase for first-time buyers, professionals and investors alike. The property forms part of a well-maintained development with a welcoming community atmosphere, surrounded by mature communal gardens, a children's play area and a residents' basketball court, offering a peaceful retreat just moments from the vibrant energy of Peckham and New Cross.

Pomeroy Street enjoys an excellent location close to the amenities of New Cross, Deptford and Peckham. A fantastic selection of independent cafés, restaurants, wine bars and local shops can be found nearby, including the popular Bellenden Road and Rye Lane, while Telegraph Hill Park, Peckham Rye Park and Nunhead Green all provide excellent green open spaces within easy reach. Leisure facilities, yoga studios and Peckham Pulse Leisure Centre further add to the area's appeal.

Transport links are excellent, with Queens Road Peckham station approximately a seven-minute walk away, offering regular services to London Bridge in around 10 minutes and London Overground connections to Canada Water, Shoreditch and Clapham Junction. Nearby New Cross Gate, New Cross, Nunhead and Deptford stations provide further National Rail and Overground services, making commuting to the City, Canary Wharf and beyond quick and convenient.





## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 105 year and 3 months  
**Service Charge:** £2000 per annum  
**Ground Rent:** £10 Annually (subject to increase)  
**Council Tax Band:** B  
**EPC rating:** C

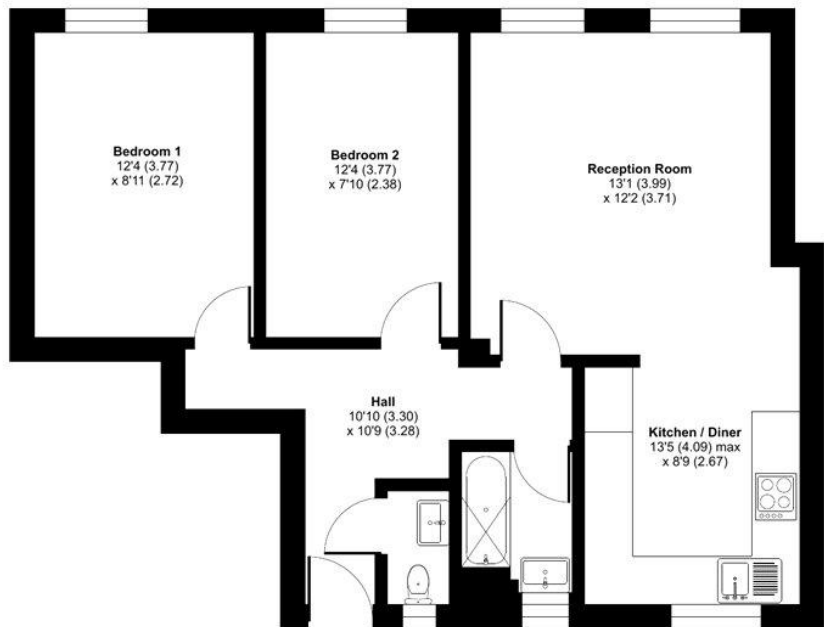
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# Pomeroy Street, London, SE14

Approximate Area = 606 sq ft / 56.2 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2026. Produced for Winkworth Forest Hill and New Cross. REF: 1481626

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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