



Pomeroy Street, SE14

GP £425,000 - £450,000 *Leasehold*



Guide Price £425,000 to £450,000

A beautifully presented two double bedroom apartment with private balcony, offering generous proportions and modern living in this highly convenient SE14 location.

Extending to approximately 708 sq. ft., this attractive home is finished to a modern specification and presented in excellent condition throughout, making it an ideal purchase for first-time



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buyers, investors and young families alike.

The accommodation is well balanced and comprises two genuine double bedrooms, a stylish bathroom and a bright, well-proportioned living space, perfectly suited to both everyday living and entertaining.

Further enhancing its appeal is a private balcony, providing valuable outdoor space, together with a long lease of approximately 116 years remaining. Ideally positioned in a great location, the property is well placed for local amenities, transport links and everything the surrounding area has to offer.





MATERIAL INFO

Tenure: Leasehold

Term: 115 year and 9 months

Service Charge: £900 per annum

Ground Rent: £250 Annually (subject to increase)

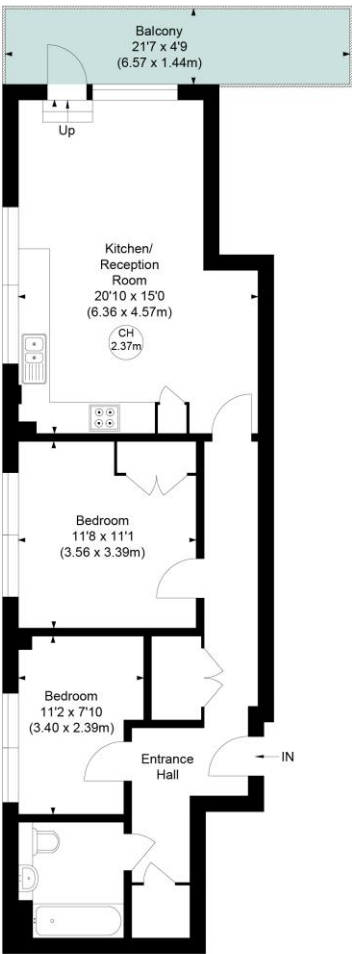
EPC rating: B

MEGAN COURT, SE14

Approximate Gross Internal Area

708 Sq. ft / 65.80 Sq. m

Key :
CH - Ceiling Height



THIRD FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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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