



**ROYAL HERBERT PAVILIONS, GILBERT CLOSE, SHOOTERS HILL, SE18 4PS
GUIDE PRICE £400,000-£425,000 LEASEHOLD**

A STYLISH AND MUCH IMPROVED TWO DOUBLE BEDROOM APARTMENT FOUND ON THE GROUND FLOOR OF THE HISTORIC ROYAL HERBERT PAVILION. SOLD CHAIN FREE AND SET IN SEVEN ACRES OF GROUNDS WITH A FITNESS CENTRE, SWIMMING POOL AND TENNIS COURTS.

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DESCRIPTION:

The accommodation comprises a good size reception room and a separate and attractive modern kitchen. There are two large and well-proportioned double bedrooms, one with built-in wardrobes and a beautiful modern bathroom. The property is in excellent good decorative order with large sash windows, wood flooring, and gas-fired central heating. The property further benefits from a parking space. This is an impressive apartment and your immediate viewing is a must.

The historic grade II listed Royal Herbert Pavilions is a sought-after private development. It is a conversion of the old military hospital which was built in 1865. Features of the development include the use of fitness centre, an indoor swimming pool, jacuzzi, sauna, gymnasium, tennis court, residents bar to relax in and vast landscaped communal gardens.

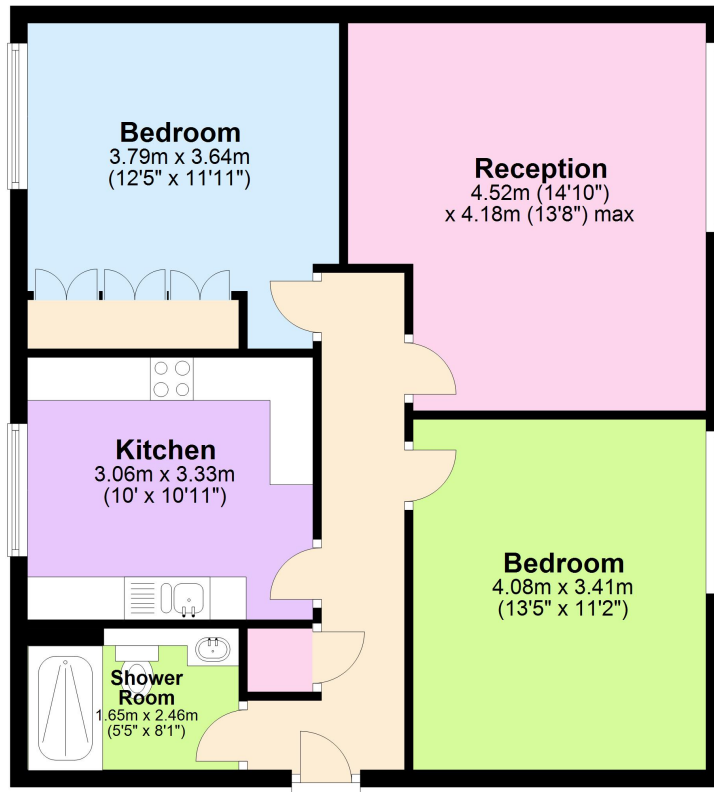
The Royal Herbert Pavilions is a 12mins bus ride to Woolwich Overground, DLR and newly opened Elizabeth Line Stations, giving access to Central London, Canary Wharf, and City, Luton and Heathrow Airports. There are additional routes from Kidbrooke Rail Station (10mins bus), Eltham Rail Station (7mins bus) and 15mins bus to picturesque Blackheath with its array of boutiques, bars, restaurants, and rail Station. Also, there is a new chariot shuttle minibus service to North Greenwich Jubilee line from Shooters Hill. The ancient 8,000 year old Oxleas Woods, which houses Severndroog Castle with excellent views of London is just across the road.





Ground Floor

Approx. 68.8 sq. metres (740.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Most energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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