

Royal Herbert Pavilions, Shooters Hill, London, SE18

2 1 1

Guide Price £450,000-£475,000 *Share of Freehold*

A beautifully presented and spacious two double bedroom, second (top) floor apartment, ideally positioned within the prestigious Royal Herbert Pavillions, offered to the market chain free.

KEY FEATURES

- two double bedrooms
- top floor
- off street parking
- gym
- swimming pool
- vast communal grounds
- Royal Herbert Pavillions location
- chain free





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Extending to approximately 902 sq ft, this well proportioned apartment offers thoughtfully arranged accommodation throughout, combining generous living space with a practical layout, making it an ideal home for a variety of purchasers.

At the heart of the property is an impressive sitting/dining room, extending to almost 30ft in width. This superb reception space offers ample room for both relaxed seating and a dedicated dining area, with large windows allowing plenty of natural light to fill the room and further enhancing the sense of space.

The separate kitchen is conveniently positioned just off the reception room and measures approximately 11'10x10'7 ft. It is fitted with a range of wall and base units, integrated appliances and good preparation space, providing a practical and well appointed arrangement.

There are two generous double bedrooms, both offering comfortable proportions and useful fitted storage. The principal bedroom measures approximately 12'4x12'5 complete with a walk in wardrobe, whilst the second bedroom is also a particularly good size at approximately 14'6x9'7.

Sidney House is ideally placed within the historic grade II listed Royal Herbert Pavilions, 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. The ancient 8,000 year old Oxleas Woods, which houses Severndroog Castle with excellent views of London is just across the road.





MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 993 year and 0 months
Service Charge: £2433 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: D
EPC rating: To be confirmed
Is the property listed: Property is listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False









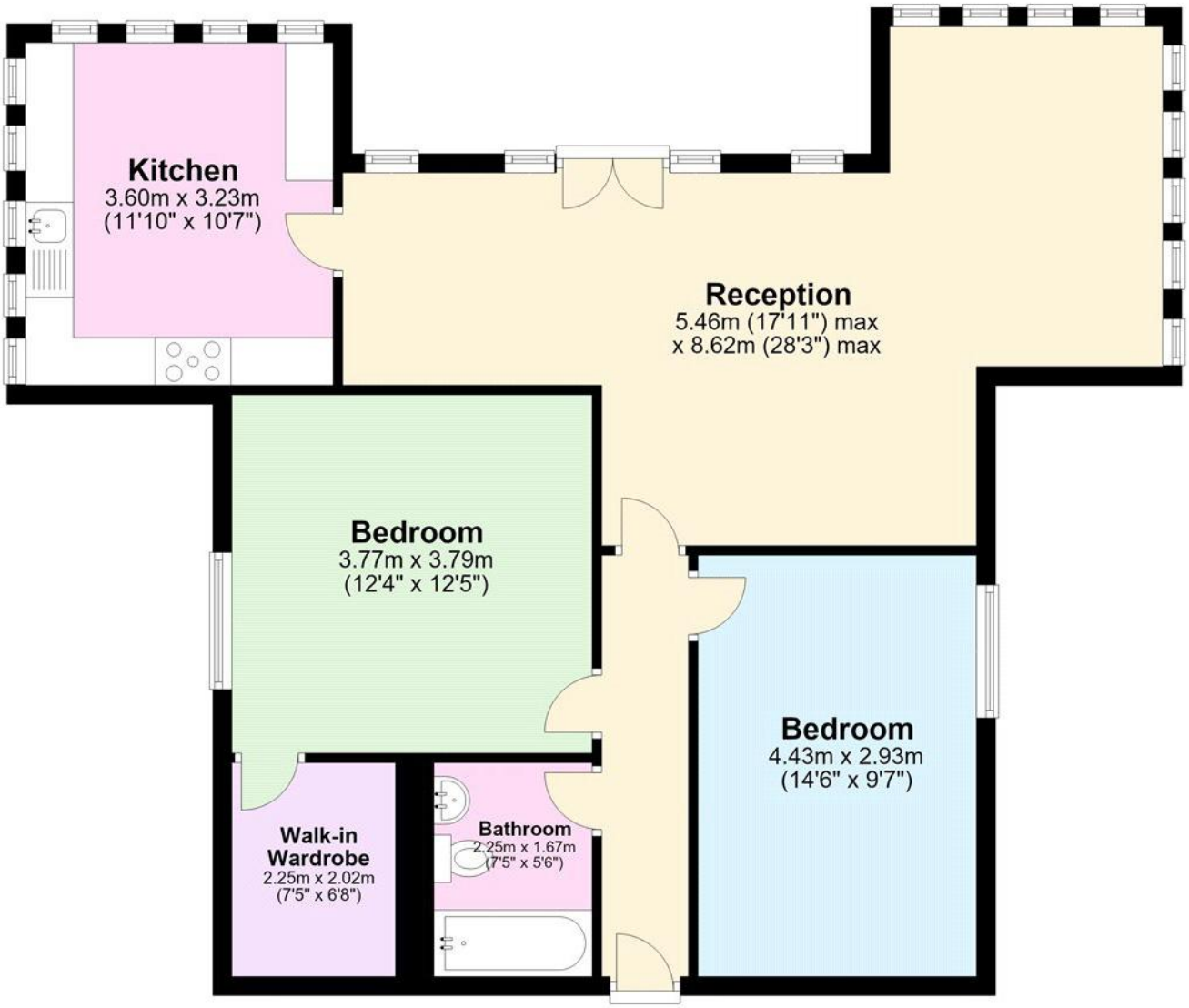
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Second Floor

Approx. 83.8 sq. metres (902.3 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 sq. feet)

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