GODWIN HOUSE, ROYAL HERBERT PAVILIONS, SHOOTERS HILL, SE18 4PR

£400,000 SHARE OF FREEHOLD

AN IMPRESSIVE AND SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT IN A FANTASTIC POSITION WITHIN THE HISTORIC GRADE II LISTED ROYAL HERBERT PAVILIONS DEVELOPMENT.

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DESCRIPTION:

An impressive and spacious two double bedroom first floor apartment in a fantastic position within the historic grade II listed Royal Herbert Pavilions development.

The property is in excellent condition throughout and briefly comprises; a large (16'10x12'4) reception room, two great size double bedrooms, both with built in storage as well as a separate kitchen and modern family bathroom. The apartment offers high ceilings throughout and further benefits from being sold chain free.

This is a lovely home and your immediate viewing is a must. Video tour can be seen at Winkworth.co.uk

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 DLR and Crossrail, 15mins bus ride to Blackheath, Kidbrooke or Eltham train stations

AT A GLANCE

- Grade II listed development
- two double bedrooms
- first floor
- excellent condition throughout
- extensive communal grounds
- off street parking
- gym
- swimming pool
- tennis courts

Winkworth

Godwin House, SE18

CAPTURE DATE 11/08/2022 LASER SCAN POINTS 112,922,500

GROSS INTERNAL AREA
83.04 sqm / 893.84 sqft

— First Floor

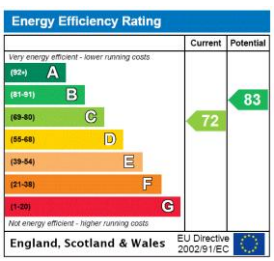
GROSS INTERNAL AREA (GIA) The footprint of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m
83.04 sqm / 893.84 sqft	73.09 sqm / 786.73 sqft	0.00 sqm / 0.00 sqft	0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 85.08 sqm / 915.79 sqft
IPMS 3C RESIDENTIAL 75.98 sqm / 817.84 sqft

SPEC ID 62f38af83c7b1c0e21d3642b

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.