



Royal Herbert Pavilions, Shooters Hill, London, SE18

£450,000 *Leasehold*

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A spacious and beautifully presented two double bedroom, two bathroom ground floor apartment, set within the prestigious Royal Herbert Pavilions.

KEY FEATURES

- ground floor apartment
- two bathrooms
- approx. 932 sq ft
- 30ft reception room
- Grade II listed
- superb resident facilities



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Offering approximately 932 sq ft of well balanced accommodation, this impressive apartment provides generous living space throughout and would make an excellent home for those seeking both comfort and convenience within a historic and desirable development.

The property is centred around a particularly impressive sitting/dining room measuring almost 30ft in width, creating a superb reception space with plenty of room for both comfortable seating and a substantial dining area. Large windows provide an abundance of natural light, while the generous proportions lend the room a wonderful sense of scale.

The separate kitchen is well positioned off the reception room and measures approximately 12ft x 9ft, offering a practical arrangement of wall and base units with integrated appliances and ample work surface.

There are two well proportioned double bedrooms, with the principal bedroom measuring approximately 12'6 x 12'2 and benefitting from excellent proportions and built-in storage. The second bedroom is also a comfortable double, measuring approximately 13'10 x 9'8, and features fitted storage.

Completing the accommodation are two bathrooms, providing excellent flexibility for both residents and guests, including a contemporary shower room and a separate bathroom.

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. 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: Leasehold
Term: 968 year and 0 months
Service Charge: £6423.73 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: D
EPC rating: D
Is the property listed: Property is listed

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

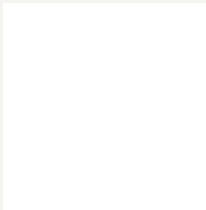
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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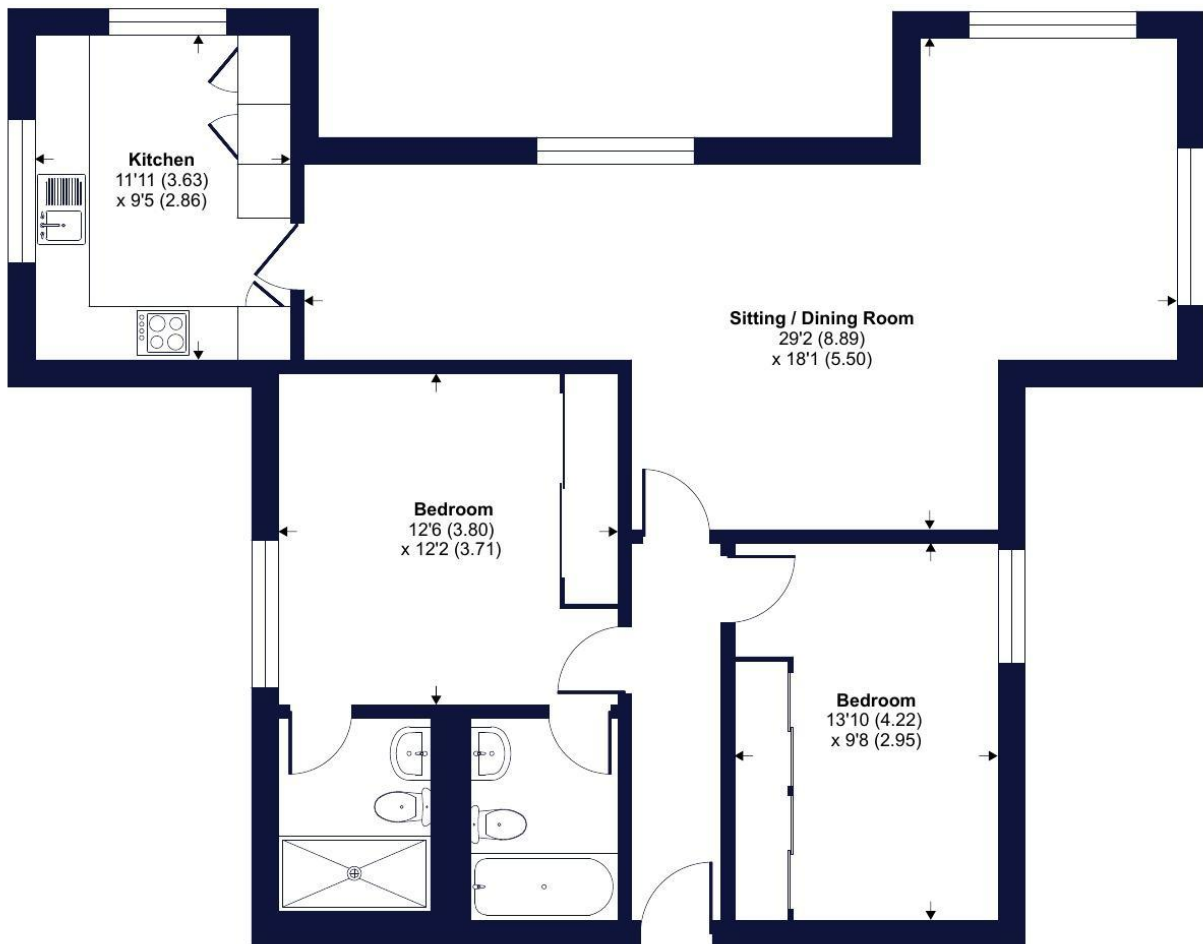
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Gilbert Close, London, SE18

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1513052

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