



Royal Herbert Pavilions, Shooters Hill, London, SE18

£475,000 *Share of Freehold*

2  1  2 

KEY FEATURES

- Grade II listed development
- end wing position
- very high ceilings
- two double bedrooms
- two bathrooms
- communal gardens
- swimming pool
- tennis courts

A spectacular south facing two double bedroom, two bathroom, second (top) floor apartment occupying a sought-after position on an end wing over looking the communal gardens and tennis court within the historic Royal Herbert Pavilion.



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The accommodation comprises; a huge reception room which extends to 13'2x 28'8 with plenty of light and feature window and a separate and large kitchen with integrated appliances. There is a 12'x12'4 double bedroom with an ensuite bathroom, a second 14'x10'4 double bedroom in addition to the main family bathroom. The property is in good decorative order with very high ceilings, large sash windows and gas fired central heating. The property further benefits from a parking space and is sold chain free.

This is an impressive apartment in one of the developments most sought after positions 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. The ancient 8,000 year old Oxleas Woods, which houses Severndroog Castle with excellent views of London is just across the road.

Lease remaining: Share of Freehold 999 year underlying lease
Ground Rent: £200 p.a
Service Charges: £4,033 p.a

Local Authority: Greenwich
Tax Band: E

N.B. These details have been provided by the vendor. Any interested party should have these checked by a solicitor as part of the purchase process.



MATERIAL INFORMATION

Tenure: Share of Freehold

Term: 999 year and 0 months

Service Charge: £4033.23 per annum

Ground Rent: £200 Annually (subject to increase)

Council Tax Band:

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

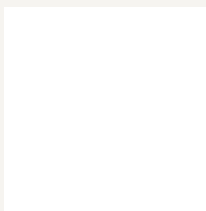
Last flood date:

Does the property have flood defences: Property does not have flood defences

Is object modified: False



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



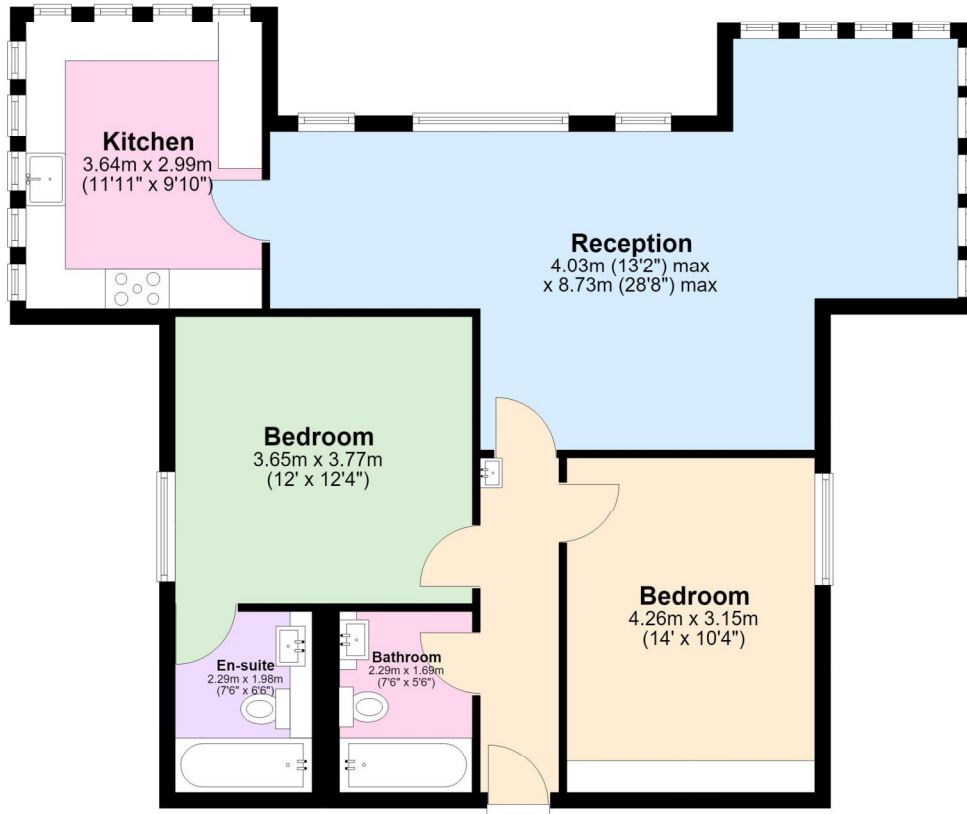
<https://www.winkworth.co.uk/sale/property/BLA260389>

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. 83.6 sq. metres (899.8 sq. feet)



Total area: approx. 83.6 sq. metres (899.8 sq. feet)

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