



**FLORENCE HOUSE, ROYAL HERBERT PAVILLIONS, GILBERT CLOSE, LONDON, SE18 4PP
GUIDE PRICE £400,000-£425,000 SHARE OF FREEHOLD**

**A STUNNING AND MUCH IMPROVED TWO DOUBLE
BEDROOM APARTMENT SET WITHIN THE HISTORIC ROYAL
HERBERT PAVILIONS WITH SEVEN ACRES OF GROUNDS,
FITNESS CENTRE, SWIMMING POOL AND TENNIS COURTS.**

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DESCRIPTION:

The property is located on the top floor, second, and is in excellent decorative order. Features include very high ceilings, wood flooring, gas fired central heating with Nest control and large sash windows with plantation shutters.

The accommodation comprises; a superb modern kitchen with breakfast bar and integrated appliances including wine cooler, induction hob and dishwasher, a living room, two well-proportioned double bedrooms with the master boasting large built in wardrobes and lovely views and a very attractive modern bathroom with quartz tiles. The property further benefits from a parking space and is sold with a share in the freehold and a recently extended 997 year lease.

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

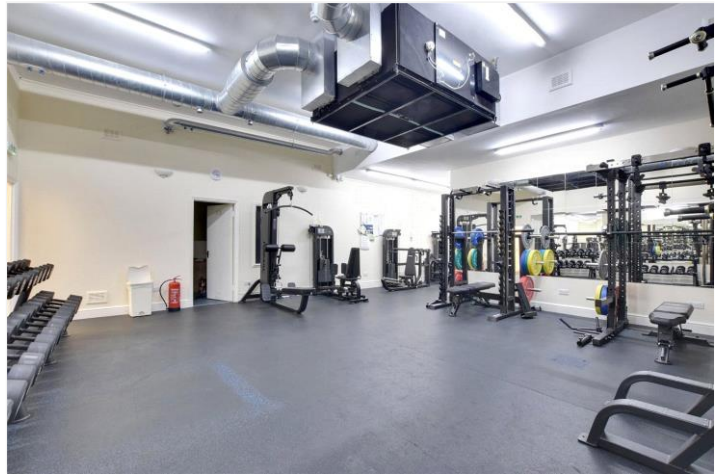
The historic grade II listed Royal Herbert Pavilions is a sought after private development. It is a conversion of the old military hospital which was built in 1865. Features of the development include the use of fitness centre, an indoor swimming pool, jacuzzi, sauna, gymnasium, tennis court, residents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

The Royal Herbert Pavilions is a 12mins bus ride to Woolwich 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.

AT A GLANCE

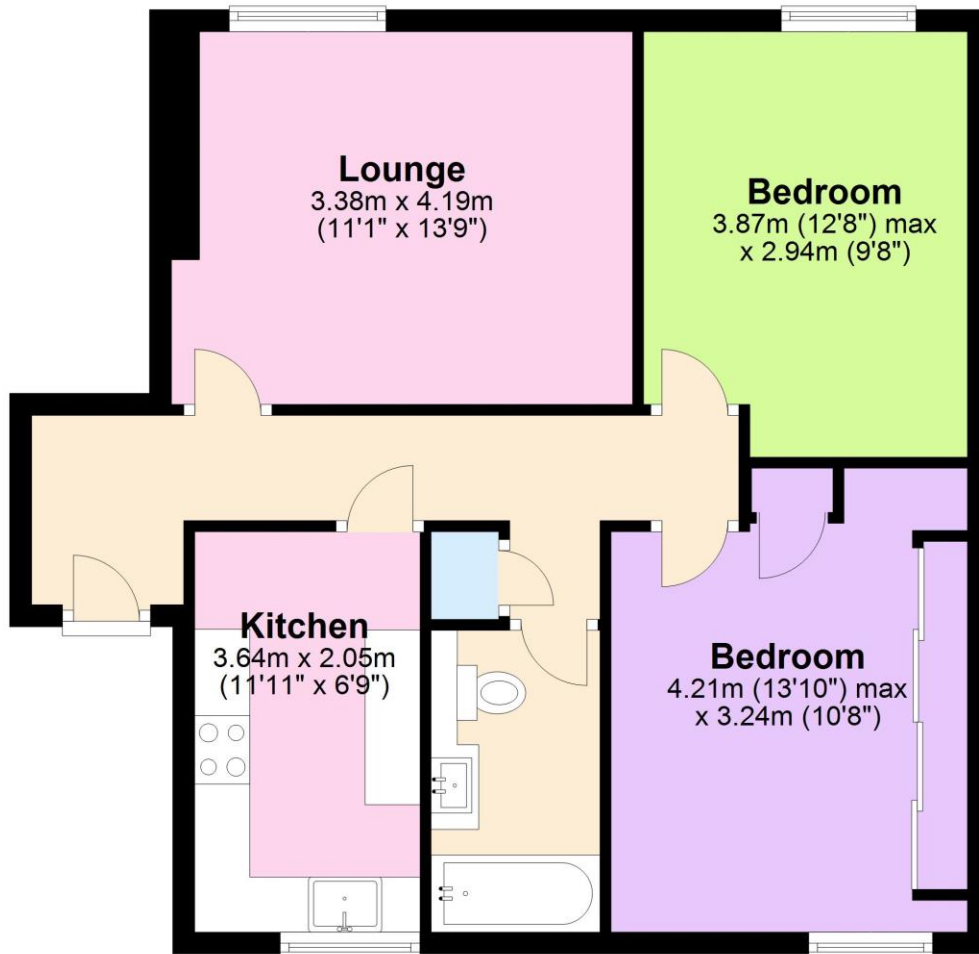
- excellent decorative order
- modern luxury kitchen
- two double bedrooms
- second floor
- Grade II listed development
- swimming pool
- gymnasium
- tennis court





Second Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



Total area: approx. 60.7 sq. metres (653.5 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	71	75
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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