



Shooters Hill Road, Shooters Hall, London, SE18

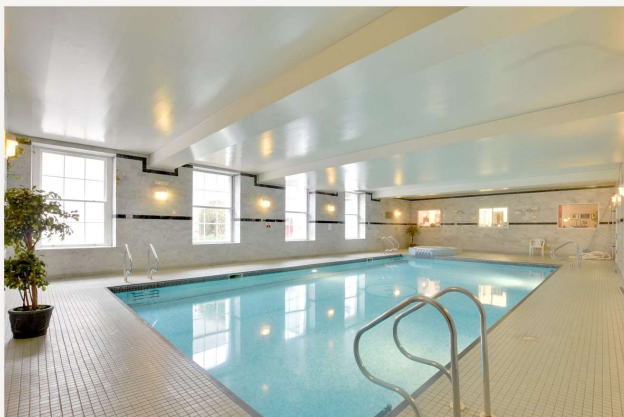
£495,000 *Share of Freehold*

3  1  2 

A larger than usual three double bedroom, two bathroom first floor apartment (c.988 sq ft) set within Galton House at the historic Royal Herbert Pavilions, boasting very high ceilings, large sash windows and excellent natural light throughout.

KEY FEATURES

- Grade II listed development
- three bedrooms
- high ceilings
- extensive communal grounds
- off street parking
- gym, swimming pool & tennis courts
- chain free



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The accommodation comprises a huge 23'6 x 17'10 L-shape reception room and a separate modern kitchen. A very large 12'9 x 12'11 master bedroom has built in wardrobes and a modern ensuite shower room. There are two further double bedrooms and smart modern bathroom. The flat is beautifully presented and further from an allocated parking space, together with access to the extensive residents' leisure facilities.

This is an impressive apartment, larger than many within the development, and your immediate viewing is a must. There is no chain.

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: Share of Freehold

Term: 92 years remaining

Service Charge: £4400 per annum

Ground Rent: £200 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

Is the property listed: Property is Grade II 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

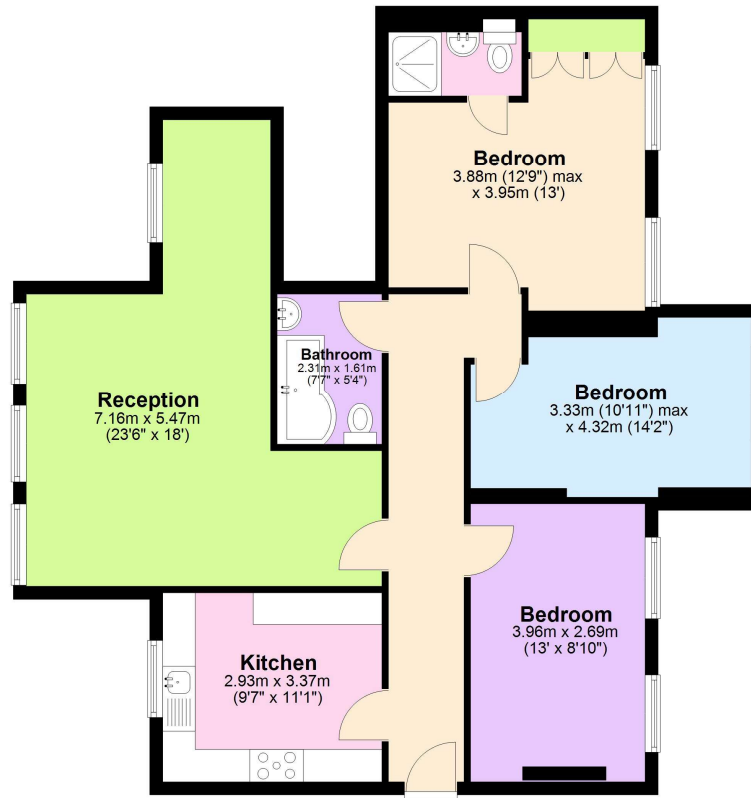


<https://www.winkworth.co.uk/sale/property/BLA250748>

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.

First Floor

Approx. 91.8 sq. metres (988.3 sq. feet)



Total area: approx. 91.8 sq. metres (988.3 sq. feet)

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