



**ROYAL HERBERT PAVILIONS, GILBERT CLOSE, LONDON, SE18 4PP
OFFERS IN THE REGION OF £495,000 SHARE OF FREEHOLD**

**AN ABSOLUTELY STUNNING AND VERY LARGE 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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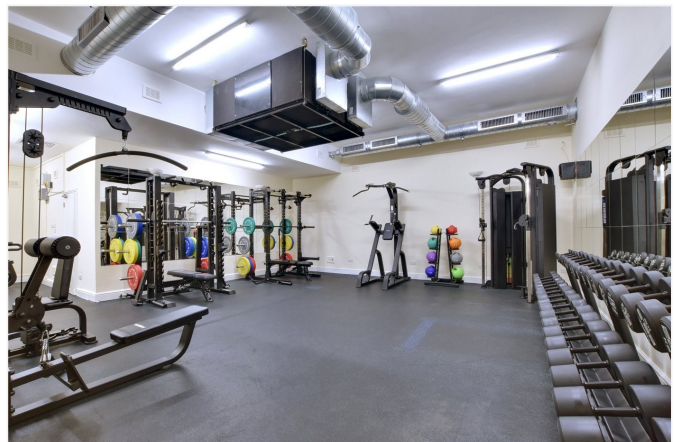
DESCRIPTION:

The property is located on the first floor and having been extensively refurbished by the current vendors is in excellent decorative order throughout. Features include; very high ceilings, large sash windows, herringbone style wood flooring, feature panelling and gas fired central heating. The accommodation comprises a large entrance hall with storage cupboard, a huge 16'10 x 12'4 living room and a separate and impressive luxury kitchen with integrated appliances, underfloor heating and breakfast bar. There are two very large double bedrooms, both with built in wardrobes, and a stylish modern bathroom with tiled surround and under floor heating. The property further benefits from an allocated parking space and is sold with a share in the freehold.

This is a superb home and your immediate viewing is a must. Virtual and video tours 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. Also, there is a new chariot shuttle minibus service to North Greenwich Jubilee line from Shooters Hill. The ancient 8,000 year old Oxleas Woods, which houses Severndroog Castle with excellent views of London is just across the road.







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		
A		
(85-91)		
B		
(81-91)		
C		
(69-80)		
D		
(65-68)		
E		
(59-64)		
F		
(51-58)		
G		
(1-50)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		