



Gilbert Close, Shooters Hill, London, SE18

OIEO £325,000 *Leasehold*



A beautifully presented two bedroom, two bathroom, ground floor apartment extending to approximately 720 sq ft.

The apartment has been thoughtfully upgraded and offers well proportioned accommodation throughout, with a particularly spacious reception room and two comfortable double bedrooms.

KEY FEATURES

- ground floor apartment
- beautiful condition throughout
- parking
- vast communal grounds
- 720 sq. ft



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A welcoming communal entrance leads into a private hallway, with useful storage and access to all principal rooms.

The generous reception room, measuring approximately 13'9" x 13'8", provides excellent space for both relaxing and dining, with plenty of room for a substantial sofa arrangement and dining table. Large windows provide an outlook towards the surrounding communal grounds.

The modern kitchen is exceptionally well maintained and fitted with a range of integrated appliances, including an oven, hob, fridge/freezer and dishwasher. Underfloor heating is an additional benefit, providing warmth and comfort throughout the year.

Both bedrooms are well proportioned. The principal bedroom, approximately 13'1" x 10'1", enjoys a pleasant outlook over the communal gardens and benefits from its own en-suite shower room. The second double bedroom, measuring approximately 10'3" x 9'4", also overlooks the gardens and has the benefit of a useful storage cupboard.

A contemporary family bathroom completes the accommodation.

Further benefits include residents' parking, a house security alarm and approximately 162 years remaining on the lease.

Gilbert Close is a 12mins bus ride to Woolwich Overground, DLR and 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: 163 year and 0 months
Service Charge: £2424 per annum
Ground Rent: £ 280 Annually (subject to increase)
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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



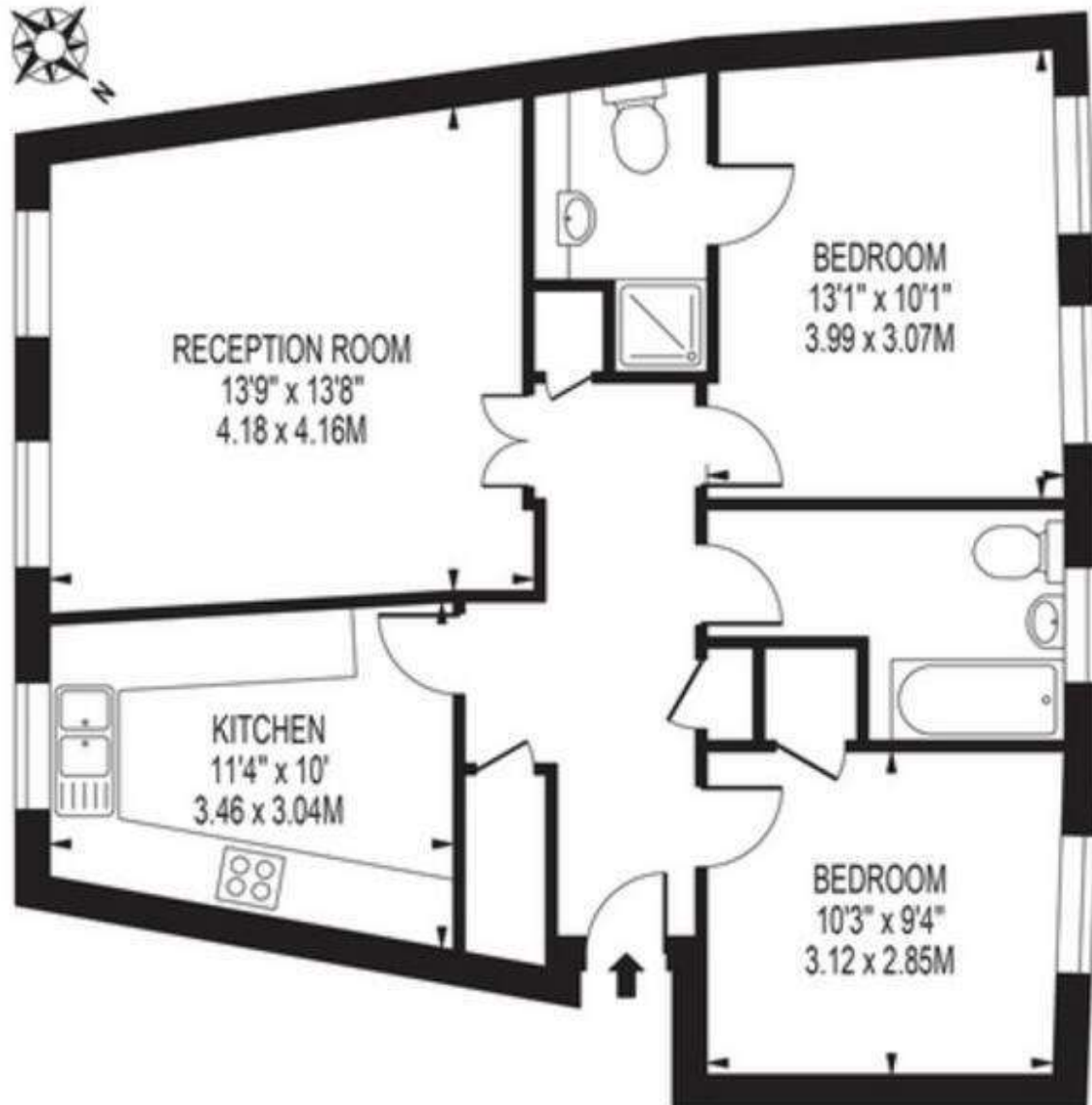
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



GILBERT CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 720 SQ FT - 66.88 SQ M



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