



ROYAL HERBERT PAVILIONS, SHOOTERS HILL, LONDON, SE18 4PR
GUIDE PRICE £500,000-£550,000 SHARE OF FREEHOLD

A SPECTACULAR SOUTH FACING TWO DOUBLE BEDROOM, TWO BATHROOM, APARTMENT SET ON THE COVETED FIRST FLOOR AND OCCUPYING A SOUGHT-AFTER POSITION ON AN END WING OVER LOOING THE COMMUNAL GARDENS AND TENNIS COURTS WITHIN THE HISTORIC ROYAL HERBERT PAVILION.

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DESCRIPTION:

The accommodation comprises a huge reception room which extends to 28'3 with plenty of light and feature window and a separate and large kitchen with integrated appliances. There is a 12'5 x 12'4 double bedroom with an ensuite shower room, a second 12'4 x 9'7 second double bedroom with built in wardrobes and a second bathroom. The property is in good decorative order with very high ceilings, large sash windows, g and gas fired central heating. The property further benefits from a parking space and is sold chain.

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.

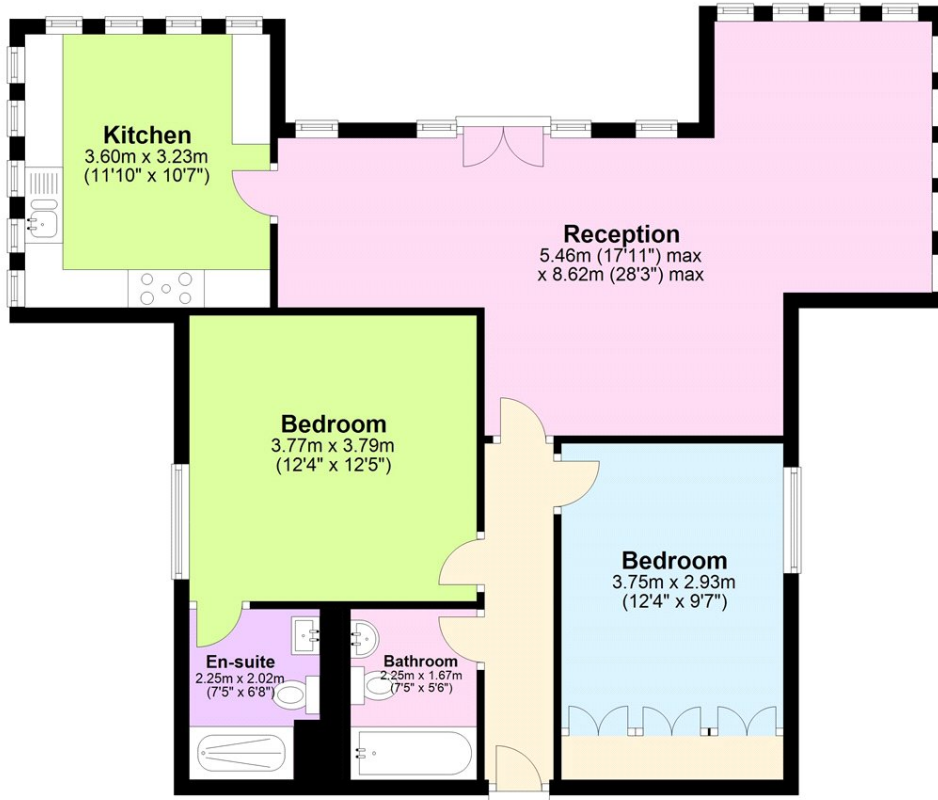
The Royal Herbert Pavilions is a 12mins bus ride to Woolwich Overground, DLR and newly opened Elizabeth Line Stations, giving access to Central London, Canary Wharf, and City, Luton and Heathrow Airports. There are additional routes from Kidbrooke Rail Station (10mins bus), Eltham Rail Station (7mins 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.





First Floor

Approx. 83.8 sq. metres (902.3 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 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.

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

66 D

92 B