



**ROYAL HERBERT PAVILLIONS, SHOOTERS HILL, LONDON, SE18 4LN
OIEO £367,500 SHARE OF FREEHOLD**

A SPACIOUS TWO BEDROOM APARTMENT FOUND ON THE SECOND (TOP) FLOOR OF THE HISTORIC ROYAL HERBERT PAVILION. SOLD CHAIN FREE AND SET IN SEVEN ACRES OF GROUNDS WITH A FITNESS CENTRE, SWIMMING POOL AND TENNIS COURTS.

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DESCRIPTION:

The accommodation comprises; a 13'9 x 12'2 reception room with high ceilings and picture windows and a separate modern kitchen. There is a generous 13'2 x 12'2 master bedroom, a second single bedroom or study and a modern bathroom. The property further benefits from a parking space and is sold chain free and with a share in the freehold.

This is an impressive apartment 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. 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.

AT A GLANCE

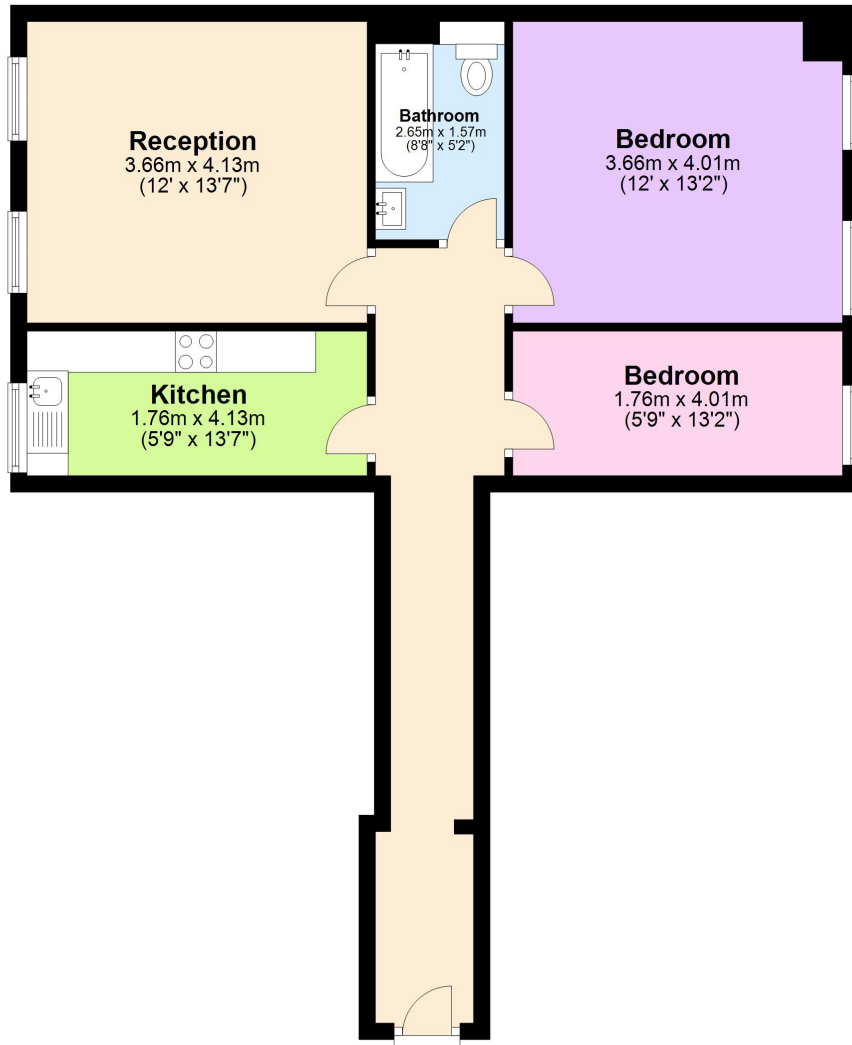
- Grade II listed development
- two bedrooms
- second (top) floor
- high ceilings
- extensive communal grounds
- off street parking
- gym
- swimming pool
- tennis courts





Second Floor

Approx. 61.8 sq. metres (664.7 sq. feet)



Total area: approx. 61.8 sq. metres (664.7 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
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	65
(39-54)	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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