



Royal Herbert Pavilions, Gilbert Close, SE18

Asking Price: £390,000

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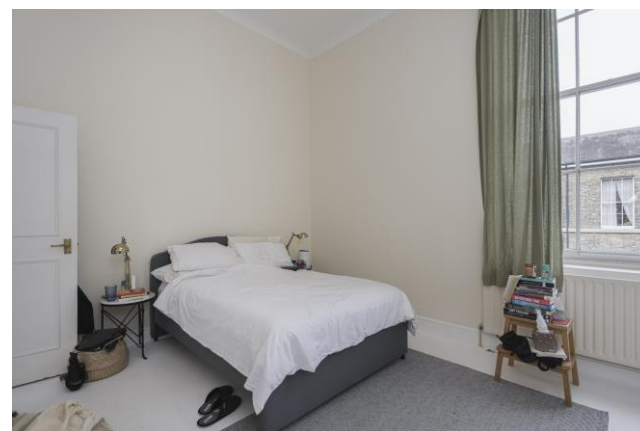
Sidney House, Royal Herbert Pavilions, Gilbert Close, SE18

🏠 2 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

This property combines modern living with historical charm, offering an impressive blend of features and amenities. Located in the historic Royal Herbert Pavilions, Shooters Hill, London, is this two bedroom second floor apartment. Spanning an approximate 777 square feet, this fabulous apartment comprises a spacious living room, a separate kitchen/breakfast room with a fitted kitchen and integrated appliances, two double bedrooms and a modern three-piece bathroom suite. Additional benefits include wooden flooring to the living areas, carpet to the bedrooms, ample storage and an allocated parking space.

Residents of Royal Herbert Pavilions are serviced by a host of amenities including residents' gym, swimming pool and concierge, as well as being positioned within walking distance of transports links. Woolwich town centre with chain and independent shops, restaurants, cafés, health facilities including pharmacy and GP.

The property is well connected with nearby Woolwich Overground, DLR, and Elizabeth line stations, providing easy access to central London and beyond. Additional bus routes connect to Kidbrooke, Eltham, and Blackheath.



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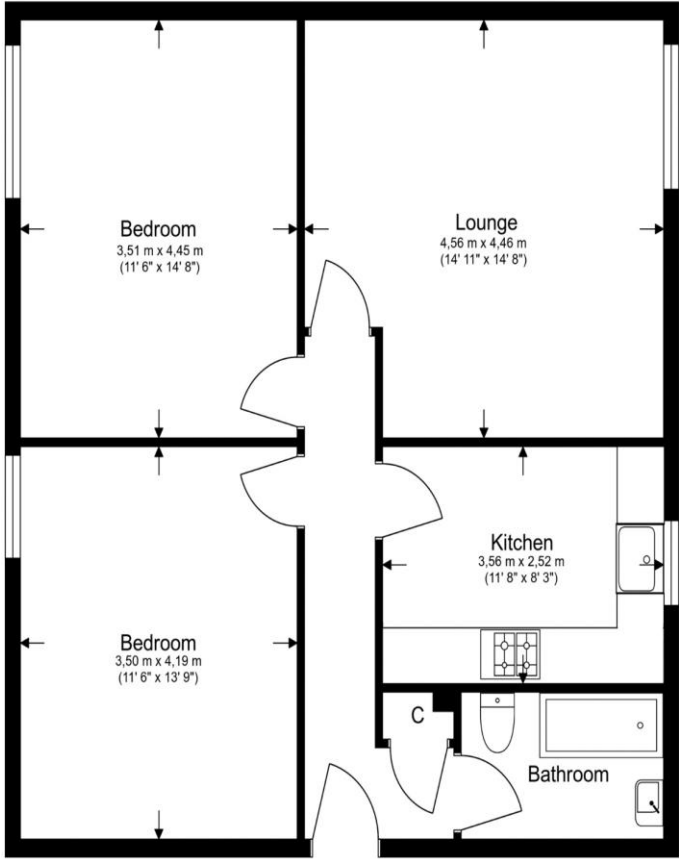
Property Features:

- Chain Free
- Two Double Bedrooms
- 2nd Floor
- 777 Square Feet (Approx.)
- Allocated Parking Space
- Tennis court
- Landscaped Gardens
- Residents' Gym and Swimming Pool
- Concierge Nearby Woolwich Overground, DLR, and Elizabeth Line Stations



Second Floor

Total Gross Internal Area
72.16 Sq/m - 777 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£390,000
Tenure:	Leasehold Expires 22/03/2991 Approximately 966 Years Remaining
Ground Rent:	£200.00 (per annum) for the year 2024
Service Charge:	£5,539.08 (per annum) for the year 2024
Anticipated Rent:	£1430.00 pcm Approx. 4.4 % Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

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