



Gilbert Close SE18 4PS

Guide price £375,000

A stunning TWO DOUBLE BEDROOM top (2nd) floor apartment located within the highly sought after Royal Herbert Pavilion. Providing eye catching architecture this Grade 2 Listed Building sits on grounds of approximately 7 acres of 'garden' with tennis courts and benefits from an on site LEISURE CENTRE which includes SWIMMING POOL, SAUNA, GYMNASIUM & LOUNGE BAR. This well proportioned home consists of lounge/diner, modern kitchen, two double bedrooms & bathroom whilst also providing original features that include sash windows & high ceilings. It is highly recommended to organise a viewing at your earliest convenience to fully appreciate all that this beautiful home has to offer.



Entrance Hall

Lounge/Diner

14'3 x 13'7 (4.34m x 4.14m)

Kitchen

13'2 x 6'3 (4.01m x 1.91m)

Master Bedroom

12'9 x 12'7 (3.89m x 3.84m)

Bedroom Two

10'2 x 9'4 (3.10m x 2.84m)

Bathroom

7'8 x 5'1 (2.34m x 1.55m)

Lease Information

Lease term remaining: TBC

Service charge: TBC

Ground rent: TBC

Royal Herbert Pavilion History

The Grade 2 Listed Royal Herbert Pavilion provides 150 years of history, yet in the early 1990's the site was purchased by a developer with specialist experience in historical sites.

The grounds surrounding the complex equal approximately 7 acres and provides a 'private garden' to the residents.

The whole scheme of 228 apartments was completed in 1995 as the "Royal Herbert Pavilions". At the heart of the complex is a superb leisure area offering a lounge/bar converted from a vaulted brick cellar, a heated swimming pool with spa, sauna, steam room, solarium, gymnasium, showers and changing rooms.

For more information on the development and history of the site please visit - <http://www.royalherbert.co.uk/history.php>

Additional Information

COUNCIL TAX - Royal Borough of Greenwich Band D.

SCHOOLS

Greenwich Free School - 0.2 Miles.

Kidbrooke Park Primary School - 1.2 Miles.

Charlton Manor Primary School - 1.2 Miles.

COMMUTING

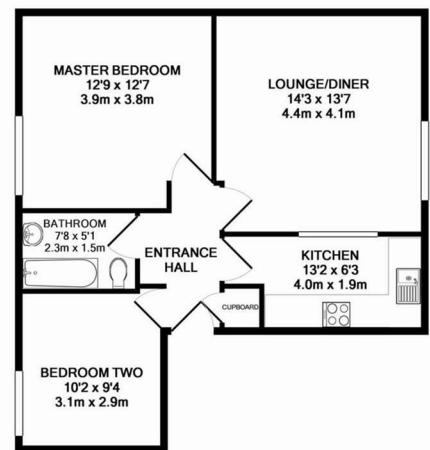
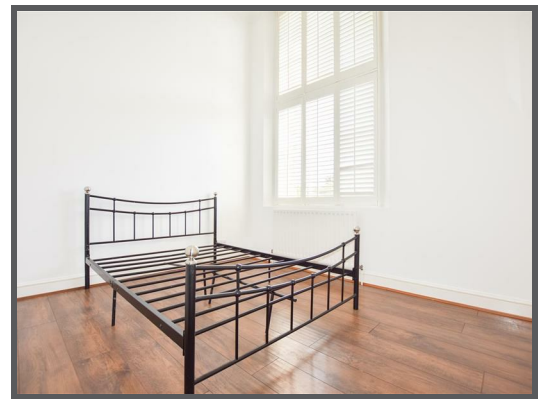
A2 for Blackwall Tunnel & M25 - 1.5 Miles.

Eltham Station - 1.6 Miles. Also accessible via 161 Bus Route from Shooters Hill Road.

Blackheath Station - 2.4 Miles. Also accessible via 89 Bus Route from Shooters Hill Road.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metroplan ©2015

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Desired		Current	Desired
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		
	70	75		71	77