



Flat 24, Florence House, Royal Herbert Pavilions Gilbert Close London, SE18 4PP

GREENLEAF are delighted to introduce this impressive, light and spacious one bedroom ground-floor apartment to the market, with secure gated allocated parking, set in stunning grounds and gardens of approximately seven acres, including a residents tennis court. Boasting a good size double bedroom and lounge/diner both with high ceilings and beautiful sash windows, modern kitchen, and a share of the freehold, this grade two listed period property is available with NO ONGOING CHAIN. The property benefits from the fantastic on-site "Royal Herbert Leisure Club", which includes a beautiful heated pool, sauna and steam rooms, refurbished gymnasium, changing rooms and toilets, and on site concierge. There is also a residents bar to relax in after your exercise. Built in 1865 as a military hospital, this substantial and imposing building is named after the world-renowned "Florence Nightingale" and enjoys fantastic architectural features and character.

With Eltham, Kidbrooke and Falconwood stations approximately a mile away, there are also bus services to Blackheath, Woolwich and North Greenwich, servicing Central London, The City and Canary Wharf, whilst all road links to London and coast are a short drive away. We recommend viewing at your earliest convenience to avoid disappointment.

*Lease length 94 years with share of freehold.

*Service Charge- £1860 p.a.

*Ground Rent- £250 p.a.

*Reserve Fund -£996 p.a. (Payable in two instalments)

*Leisure Club Fees- £500 p.a. (Payable in two instalments)

(All TBC by solicitors in due course).

Price Guide £260,000

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- ONE BEDROOM GROUND FLOOR APARTMENT
- CHAIN FREE, SHARE OF FREEHOLD, SOUGHT-AFTER GATED DEVELOPMENT
- COUNCIL TAX BAND : C
- CLOSE TO TRAINS STATIONS, SCHOOLS, AND MAJOR ROAD LINKS
- ALLOCATED PARKING SPACE AND SECURE BIKE SHED
- GRADE TWO LISTED WITH PERIOD FEATURES
- EPC GRADE : TBC
- CURRENTLY WITH TENANT IN RESIDENCE BUT POTENTIAL FOR VACANT POSSESSION
- HIGH CEILINGS, WELL PRESENTED
- BEAUTIFUL GROUNDS, LEISURE CLUB WITH SWIMMING POOL, BAR, TENNIS COURTS, GYM, AND SAUNA

Communal Entrance Hallway

Entrance via secure entry-phone system, spacious and light communal hallway giving access to ground-floor apartments, stairs up to first floor, window to rear of building. With neutral carpet and decor.

Entrance Hallway

Spacious hallway with neutral carpet and white walls giving access to the bathroom, bedroom, lounge/diner, and kitchen. Storage cupboard also.

Bedroom

Good size double bedroom with high ceilings and coving, large sash window to front of building, wardrobes to stay.

Bathroom

With white suite consisting of walk-in shower with glass door, basin and WC, white wall tiles, contrasting tiled flooring, good size room.

Lounge

Spacious and light room with high ceiling and coving, dado rail, large sash window to rear of property, further window into kitchen, neutral carpet and decor.

Kitchen

With good range of black gloss kitchen cupboards to wall and floor with contrasting white vinyl worktops, gas hob and separate fridge/freezer to stay,

separate washing machine also, attractive grey splashback tiles and white walls, paned window to lounge for extra light.

Gardens and Grounds

Beautifully tended grounds and gardens with approximately seven acres of lawn, established trees, flowers and shrubs, on site concierge, tennis courts, and access to the leisure club.

The Property

Spacious ground-floor apartment in secure gated period building, set back from the access road with allocated parking space a short walk from your front door, high ceilings, sash windows, well presented throughout.

Leisure Club and Bar

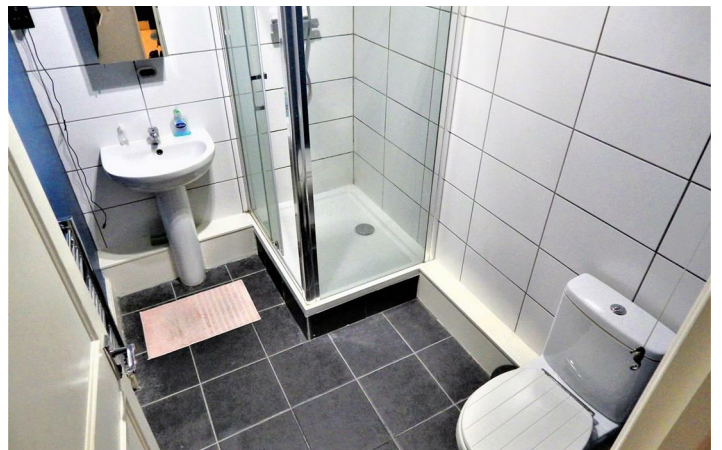
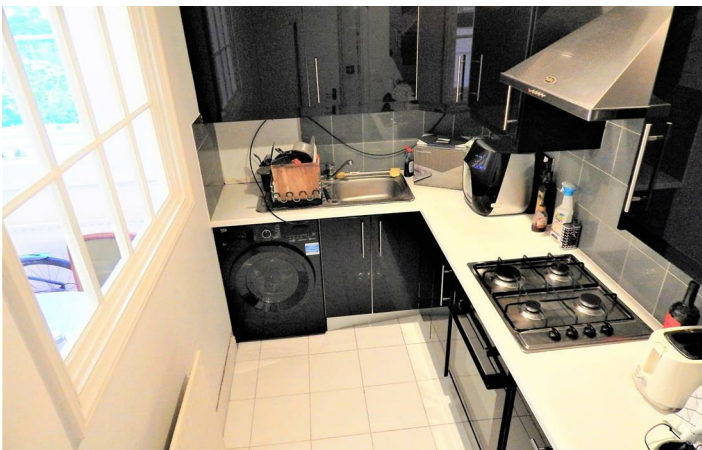
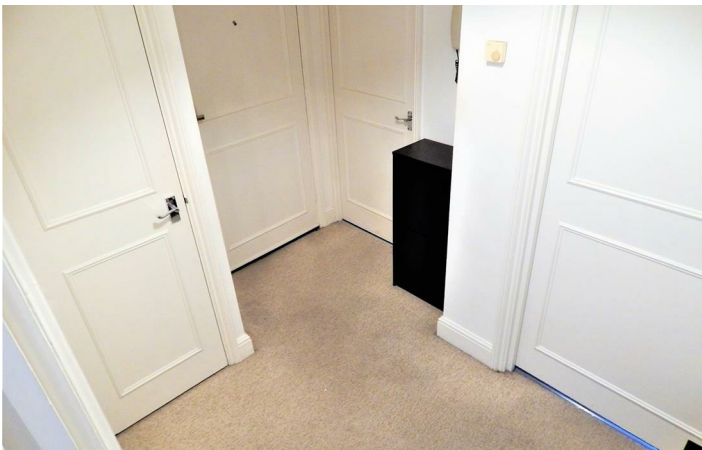
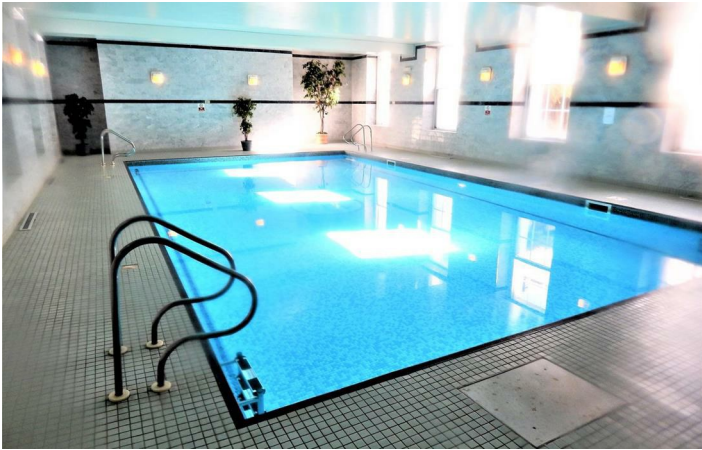
Fantastic club with a good size residents bar with pool table, darts, plenty of tables and chairs, food and drink available. Furthermore there is a great size indoor swimming pool, sauna and steam rooms, gym (currently mid-refurbishment), changing rooms and toilets, open all year round for residents only.

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving

opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

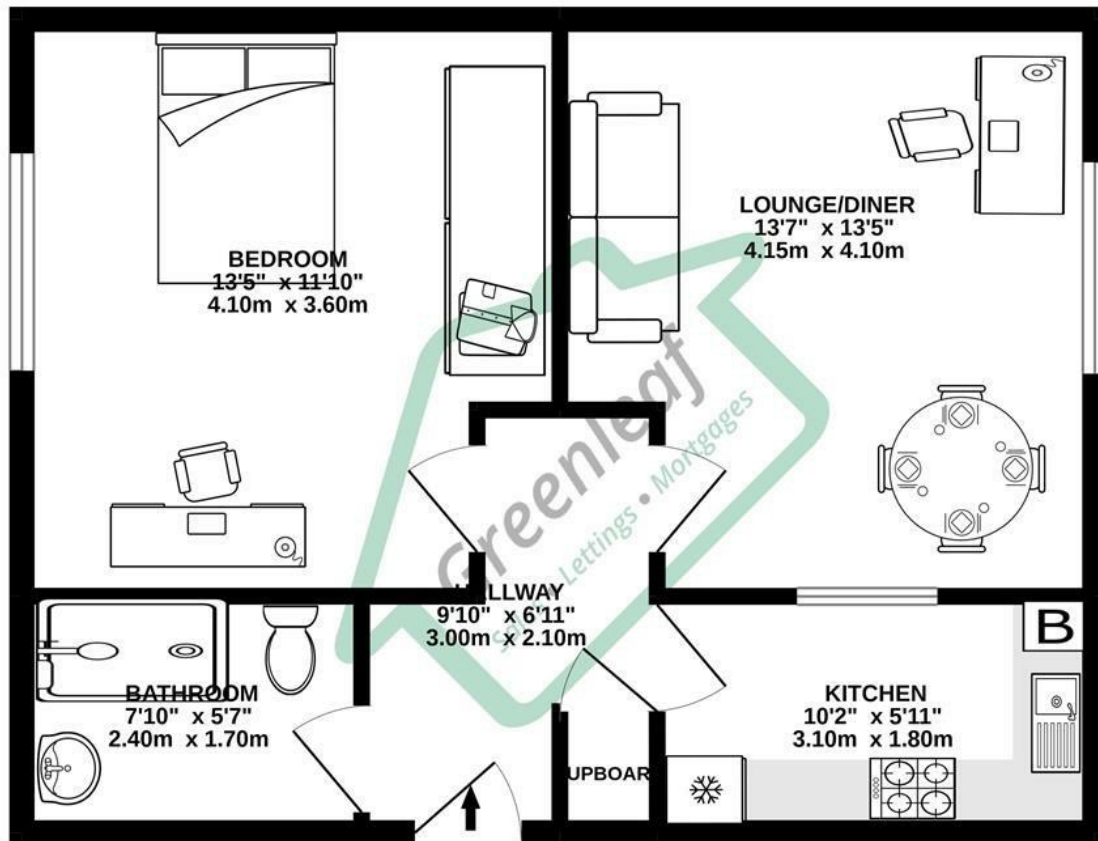
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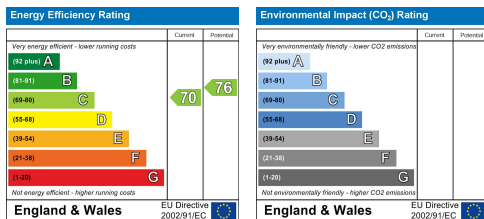


GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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