

Westmount Estates



Gilbert Close, Shooters Hill, SE18 4PT

Asking Price £299,950

Situated within the sought after grounds of the Royal Herbert Pavilions, Westmount Estates have pleasure in offering this TWO bedroom second floor apartment. Internally the accommodation comprises: reception room, kitchen, master bedroom with en-suite shower room, double second bedroom and family bathroom.

Additional benefits to tempt include gas central heating and entry phone system. There are superb communal grounds with a shared tennis court and optional access to the swimming pool and gymnasium (subject to a monthly fee) with allocated gated parking for security. Offered to the market with no forward chain, call today. EPC rating: B, council tax Greenwich band C. Leasehold with 163 year unexpired approximately. Service Charges currently £202.64 PCM (Approx).

ENTRANCE HALL



A hard-wood door to the entrance hall, laminate flooring, radiator, telephone entry system, three storage cupboards with internal shelving.

LOUNGE 14'7" x 13'7" (4.46 x 4.15)



Two multi painted windows to rear, radiator, wooden effect laminate flooring, ornate coved cornice, centre light point, wall lights, double multi painted french door to hallway.

KITCHEN 11'6" x 9'4" (3.52 x 2.85)



Fitted with a matching range of wall and base units with roll top work surface over, one and a half bowl sink unit

with stainless steel drainer and mixer taps, built in oven, micro-wave, four ring gas hob with extractor hood over, integrated fridge freezer, space for washing machine and dishwasher, inset spotlights, partly tiled walls, ceramic floor tiles, multi painted window to rear.

BEDROOM ONE 12'11" x 9'7" (3.96 x 2.93)



Two multi painted windows to front, coving to ceiling, centre light point, radiator, built in mirrored double wardrobe, door to en-suite facilities, carpet as laid.

EN-SUITE SHOWER ROOM 8'2" x 4'5" (2.51 x 1.35)



A fully enclosed tiled power shower with glass door, sunken ceramic sink unit, concealed low flush w/c, tiled walls, ceramic floor tiles, radiator, extractor fan, inset ceiling spotlights.

BEDROOM TWO 10'0" x 8'1" (3.05 x 2.46)



A multi pained window to front, built in wardrobe, coved ceiling, centre light point, carpet as laid.

BATHROOM 10'3" x 6'7" (3.12 x 2.01)



Fitted three piece suite comprising a panel enclosed bath with mixer taps and shower attachment, ceramic wash hand basin, low level flush w/c, multi pained frosted window to front, inset ceiling spotlights, ceramic floor tiles, half tiled walls, extractor fan, wall mounted medicine cabinet.

COMMUNAL GROUNDS

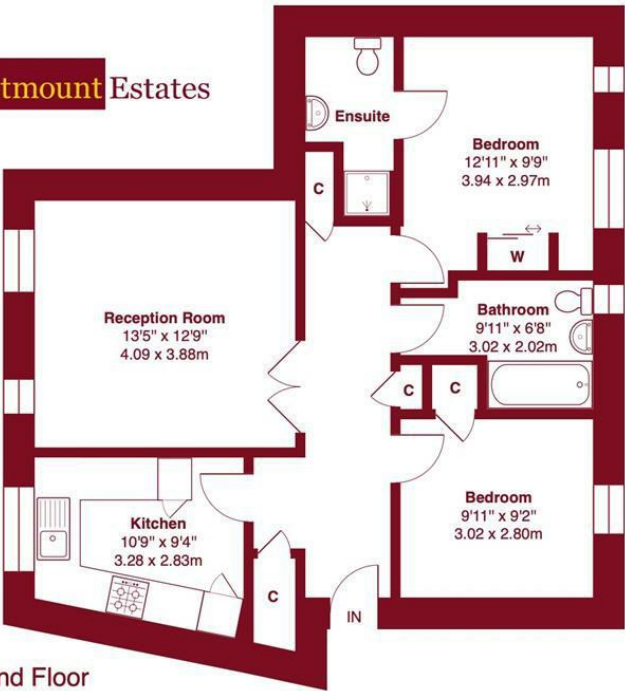
Superb communal ground to provide a vast open space for leisurely walks or picnics and barbeque's. Share of the tennis court and optional access to the swimming pool and gymnasium (subject to a monthly fee). With allocated parking space and gated security.

Floor Plan



Gilbert Close, SE18

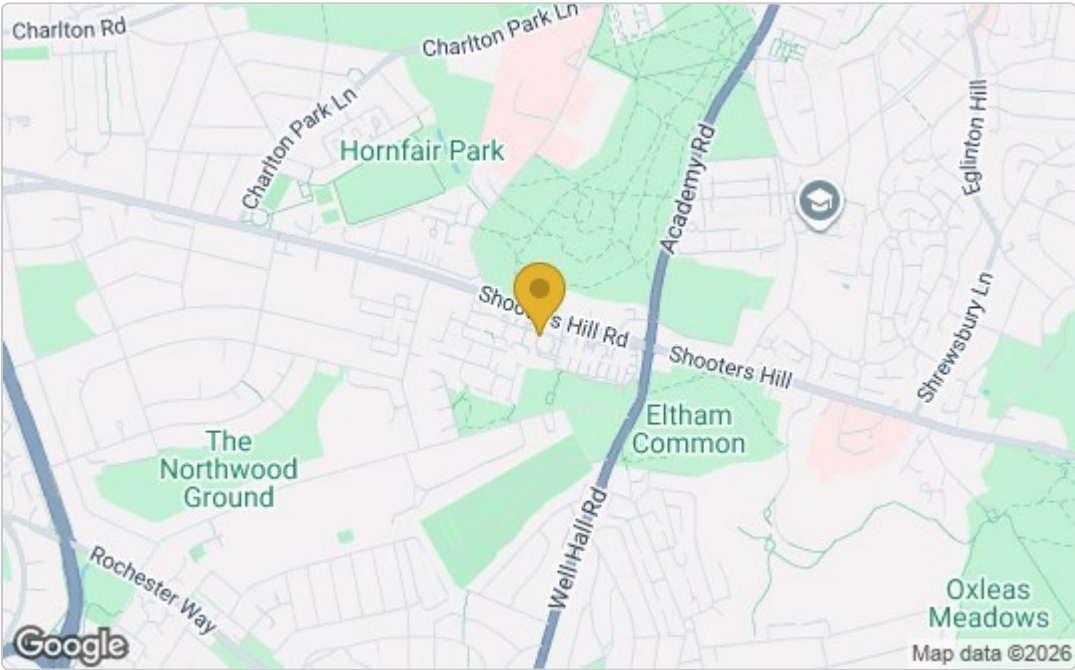
Approximate Gross Internal Area = 741 sq ft / 68.9 sq m



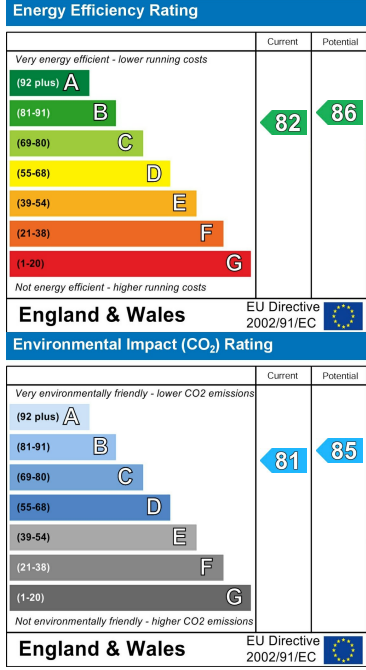
Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Area Map



Energy Efficiency Graph



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