

## Gilbert Close, Royal Herbert Pavilions, London, SE18 4PP

- Grade II Listed Building
- Guide Price £250,000 - £275,000
- Approx 48 Sq Metres Gross Internal Area
- Allocated Parking
- Well Maintained Development
- Share of Freehold
- Modern Fitted Kitchen
- Gas Central Heating, High Ceilings & Sash Windows
- On-Site Leisure Club & Bar
- Sold With No Chain

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## DESCRIPTION

Situated within the Grade II Listed Royal Herbert Pavillions is this well-proportioned Share of Freehold 1 bedroom ground floor apartment featuring high ceilings & sash windows that provide lots of natural light. The development is steeped in history as a 19th century Military Hospital, has well kept lawns & lots of character whilst benefitting from modern facilities such as the on-site leisure club & bar for the exclusive use of residents. The apartment also benefits from an allocated parking space.

The location is within the Royal Borough of Greenwich & for commuters there are options via bus, Train, DLR & the Elizabeth Line nearby.

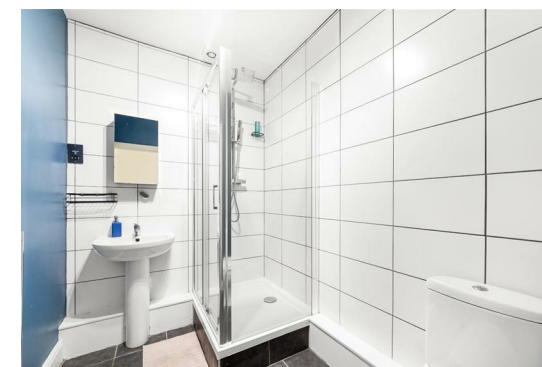
The property is sold with no chain & we recommend an internal inspection to fully appreciate the apartment.

Alongside the annual service charge (£2,120 P.A.) there are further charges & for 2024 these are as follows:

Reserve fund: £1,450 P.A.

Ground rent: £200 P.A.

Leisure club fee: £1,000 P.A.

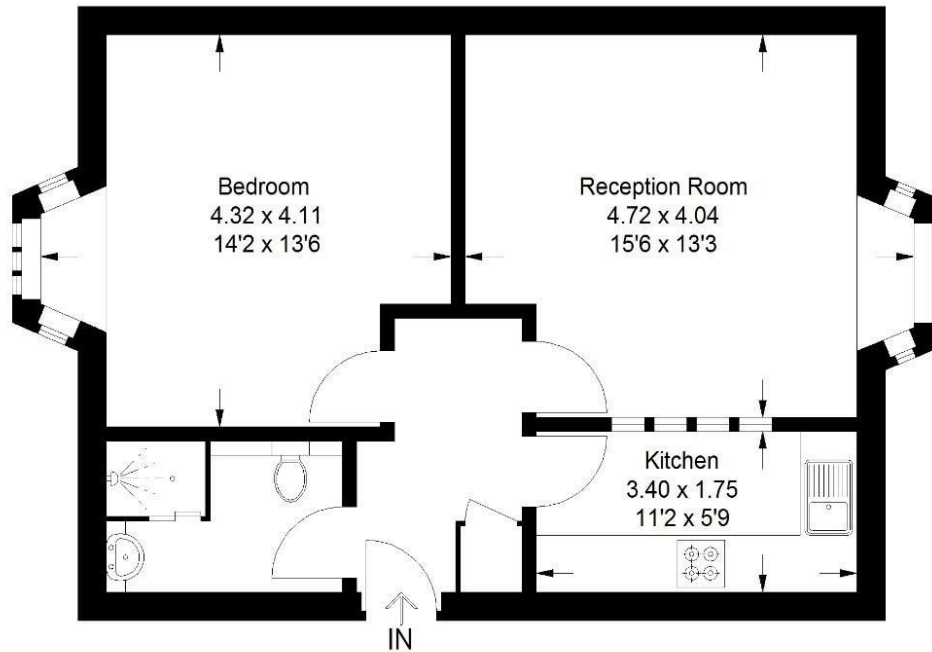






# Florence House, SE18

Approximate Gross Internal Area  
48.8 sq m / 526 sq ft



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1082059)

### Viewings

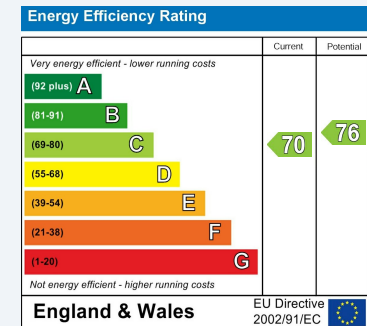
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.