



**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Royal Herbert  
Pavilions

SE18 4PR

**Discover a unique living experience in this impressive lower ground floor one-bedroom apartment, nestled within the prestigious Grade II Listed Royal Herbert Pavilions development, offering an exceptional lifestyle for first-time buyers or investors.**

*The apartment boasts a spacious reception room, perfect for relaxation and entertaining, complemented by a separate modern fitted kitchen. The generous bedroom offers a comfortable retreat, and the contemporary bathroom completes the living space.*

*Residents of Royal Herbert Pavilions benefit from exclusive access to a range of superb on-site amenities, including a gymnasium, swimming pool, bar, and tennis courts, providing leisure and convenience right on your doorstep. The development features extensive communal grounds, offering serene green spaces to enjoy, along with allocated parking for residents. The property also benefits from a super long lease.*

*Situated in Shooters Hill, the location provides a blend of tranquility and accessibility. Local amenities including shops, eateries, local healthcare and leisure facilities are within easy reach, with transport links connecting you to wider London.*

**Lease Length 964 Years**  
**Service Charge £6,240.00 Per Annum (this includes use of on-site facilities incl gym, swimming pool etc)**  
**Ground Rent £200.00 Per Annum**  
**(all figures are approx.)**



## Key Features:

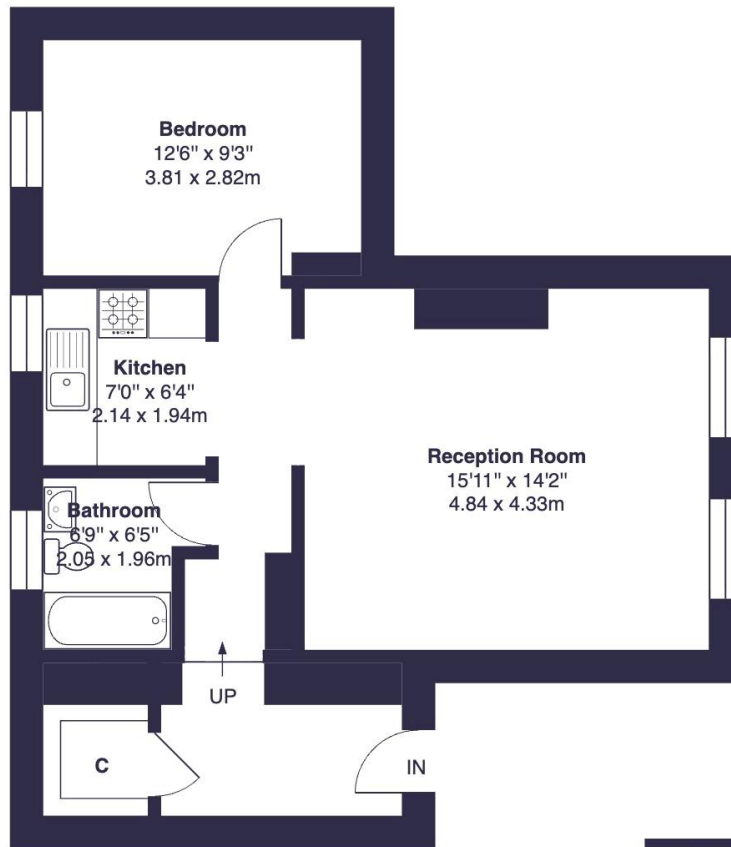
- ❑ Prestigious Royal Herbert Pavillions
- ❑ Impressive Lower Ground Floor One Bed Apartment
- ❑ Spacious Reception Room + Separate Modern Fitted Kitchen
- ❑ Super Long Lease
- ❑ Gym, Swimming Pool, Bar & Tennis Courts For Residents Use
- ❑ Grade II Listed Development
- ❑ Extensive Communal Grounds
- ❑ Allocated Parking
- ❑ Perfect For First Time Buyers Or Investors
- ❑ Council Tax Band C - Royal Borough Of Greenwich





# Gilbert Close, SE18

Approximate Gross Internal Area = 585 sq ft / 54.4 sq m



Lower Ground Floor



This floor plan was produced using RICS measurements standards 2nd edition.  
This plan is 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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**EPC:** D

**COUNCIL TAX BAND:** C

**TENURE:** Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



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