



JENNINGS & BARRETT



Mennie House Royal Herbert Pavilions Gilbert Close

Woolwich, SE18 4PR

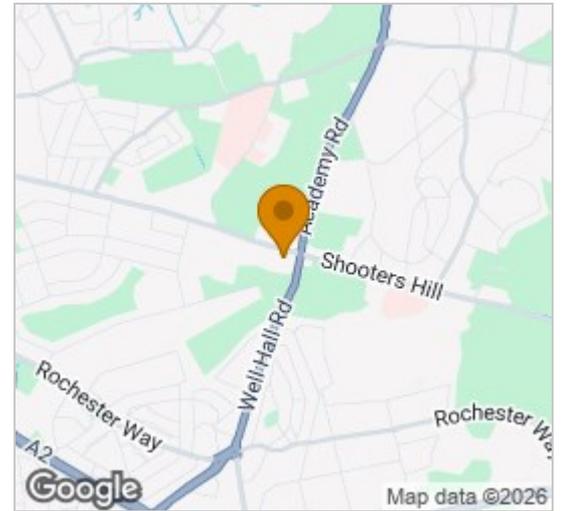
Offers In The Region Of £465,000



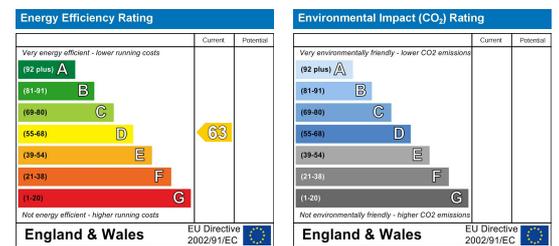
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sidcup Office on 0203 598 9665 if you wish to arrange a viewing appointment for this property or require further information.

- Two large double bedrooms
- Family bathroom
- Ensuite
- Spacious kitchen with space for breakfast table
- Enormous reception area
- Communal gardens
- Swimming pool
- Gym
- Tennis Courts
- Bar

Jennings and Barrett are delighted to offer this exceptional apartment to the market. Boasting two spacious double bedrooms and two well-appointed bathrooms, this impressive home is ideal for families or professionals seeking both comfort and style.

Spanning an impressive larger-than-average apartment benefits from remarkable high ceilings, creating a wonderful sense of space, light, and elegance throughout.

A standout feature of the property is the bonus office space cleverly created above the bathrooms, making excellent use of the available space. This provides an ideal solution for those working from home or in need of a quiet study area.

This stunning building was the old military hospital which was built in 1865. The grounds offering outstanding communal amenities, including beautifully landscaped gardens, a modern gym, a swimming pool, and tennis courts and a bar.

Ideally positioned within moments of the ever-popular and oversubscribed Christ Church Primary School, the property is particularly well suited to families prioritising education. Residents can also enjoy the nearby Oxleas Woods, offering scenic walks, cafés, and stunning viewpoints—perfect for weekend relaxation.

For commuters, the Elizabeth Line is easily accessible via a short bus journey or a pleasant 25-minute walk, providing swift access into central London.

Shooters Hill remains hugely popular with young families and working professionals alike, offering generous green open spaces, a strong community feel, and a peaceful environment while still being well connected to London.

Viewing is highly recommended.

service charge £6,423.73 per annum

Ground rent £200 per annum

These charges maintain the exceptional listed building and grounds, offering use of all the amenities within these fees. Swimming, Gym, Tennis.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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