



Sutherland House, Shooters Hill, London, SE18

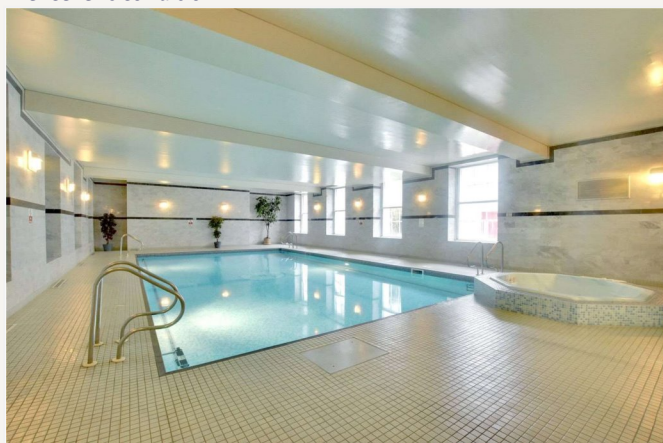
£300,000 *Share of Freehold*



A stylish and much improved one double bedroom apartment found on the ground floor of the historic Royal Herbert Pavilion. Sold chain free and set in seven acres of grounds with a fitness centre, swimming pool and tennis courts.

KEY FEATURES

- historic Grade II development
- ground floor
- share of freehold
- seven acres of grounds
- tennis court, gym and fitness
- swimming pool
- excellent condition



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The accommodation comprises a good size reception room, a separate and attractive modern kitchen with integrated appliances including washer/dryer and dishwasher. There is a large master bedroom and a beautiful modern wet room. The property is in excellent good decorative order with large sash windows, Amtico flooring and gas fired central heating. The property further benefits from a parking space and is sold chain free and with a share in the freehold.

This is an impressive apartment and your immediate viewing is a must.

The historic grade II listed Royal Herbert Pavilions is a sought after private development. It is a conversion of the old military hospital which was built in 1865. Features of the development include the use of fitness centre, an indoor swimming pool, jacuzzi, sauna, gymnasium, tennis court, residents bar to relax in and vast landscaped communal gardens.

The Royal Herbert Pavilions is a 12mins bus ride to Woolwich Overground, DLR and newly opened Elizabeth Line Stations, giving access to Central London, Canary Wharf, and City, Luton and Heathrow Airports. There are additional routes from Kidbrooke Rail Station (10mins bus), Eltham Rail Station (7mins bus) and 15mins bus to picturesque Blackheath with its array of boutiques, bars, restaurants, and rail Station. Also, there is a new chariot shuttle minibus service to North Greenwich Jubilee line from Shooters Hill. The ancient 8,000 year old Oxleas Woods, which houses Severndroog Castle with excellent views of London is just across the road.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 996 year and 9 months
Service Charge: £2432 per annum
Ground Rent: £ 200 Annually
Reserve fund: £1092
Insurance: £552
Leisure club fees: £1070

Council Tax Band: C
EPC rating: C
Is the property listed: Property is Grade II listed

Utilities:

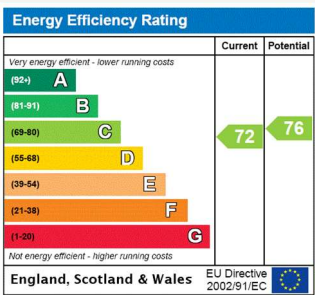
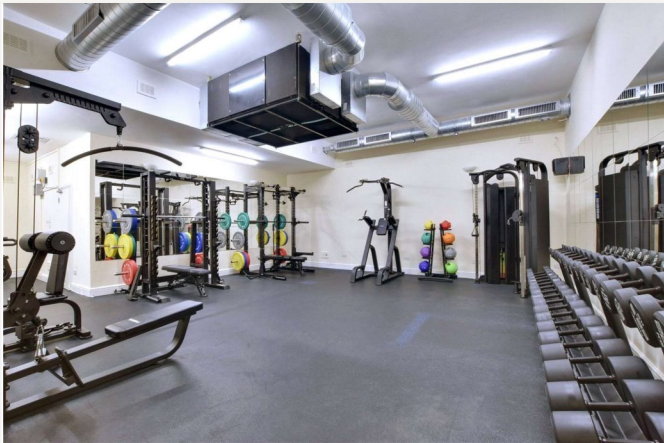
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:

Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



For more information, scan the QR code or visit the link below



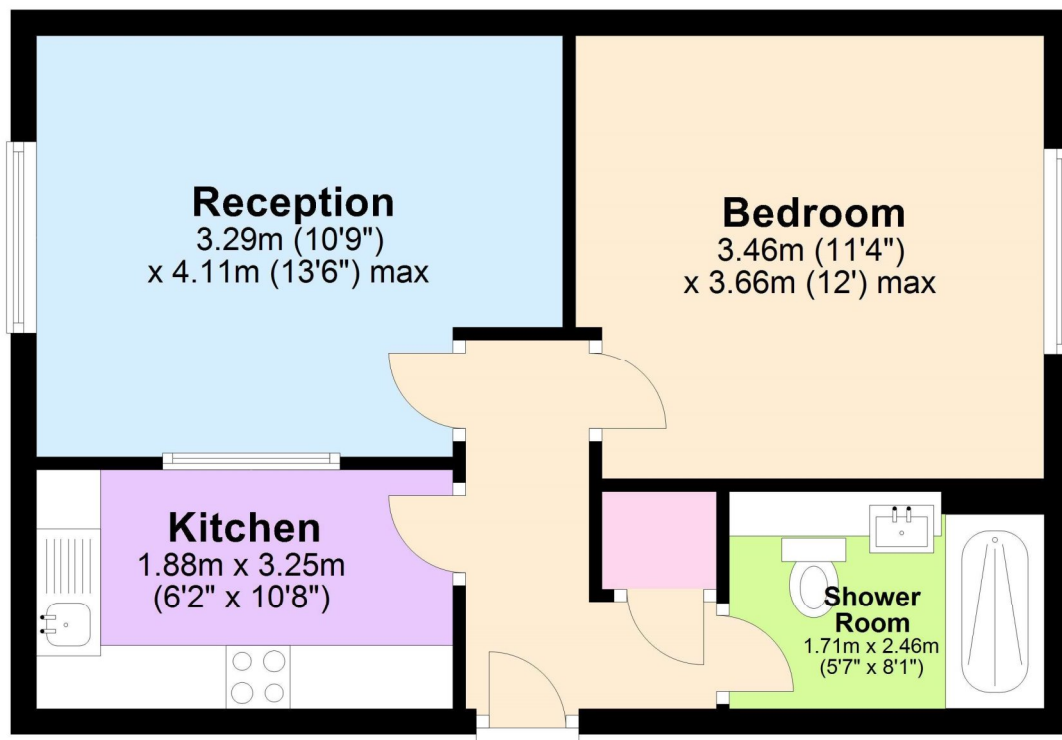
<https://www.winkworth.co.uk/sale/property/BLA260410>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Ground Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 41.4 sq. metres (445.5 sq. feet)

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