



Sydney House, Royal Herbert Pavilions, Woolwich, SE18

Price Reduced to: £350,000

 Benham
& Reeves

Sydney House, Royal Herbert Pavilions, Woolwich, SE18

 2 Bedroom (s)  1 Bathroom  Leasehold

This converted historical, Grade II listed building located in Royal Herbert Pavilions, in Sidney House, and features a two bedroom, one bathroom apartment. situated on the 1st floor and spanning approximately 560 square feet. You are met with a large hallway that leads into the spacious living area, and a separate kitchen with integrated appliances. Two double bedrooms and a three-piece suite bathroom. This apartment features large sash windows throughout, allowing an abundance of natural light to fill every room, as well as an additional benefit of extra storage and allocated parking space.

The Pavilions form a private community offering residents exclusive facilities, including an onsite concierge, indoor swimming pool, whirlpool, sauna, gymnasium, tennis court, and a residents' bar.

A bustling high street with chain and independent shops, restaurants, health facilities, including a pharmacy and a GP, is also close by.

As well as Woolwich stations nearby.





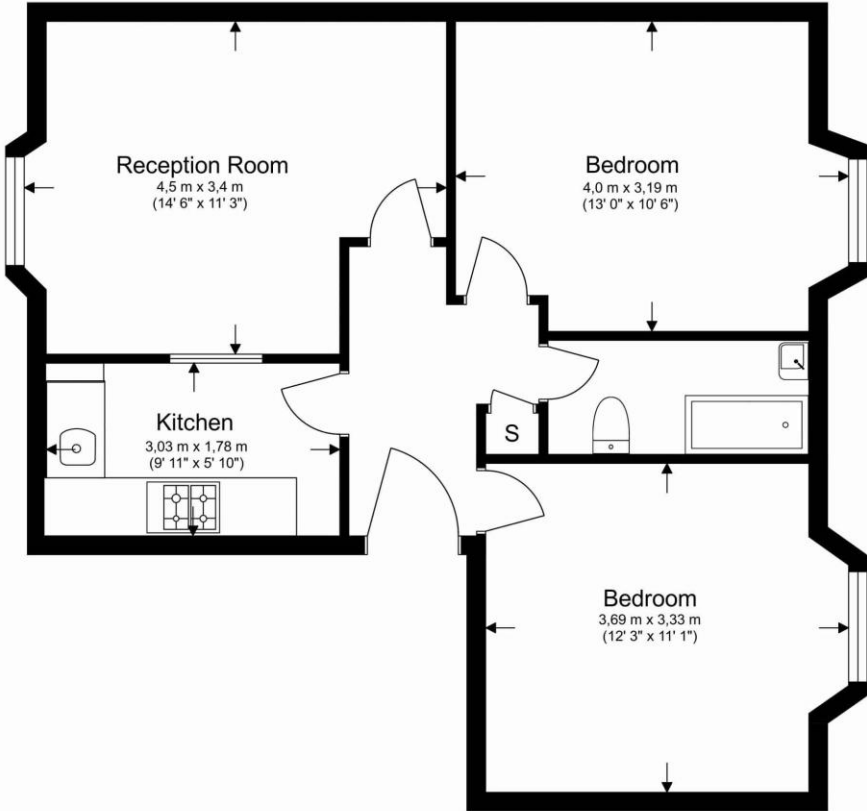
Property Features:

- Lease Will Be Extended to 999 Years under completion
- Two Bedrooms
- One Bathroom
- Open-Plan Kitchen
- 1st Floor
- 560 Square Feet (Approx.)
- Social Club With Bar And Lounge
- Heated Indoor Swimming Pool
- Spa, Sauna, Steam Room, and Solarium
- Can Book Tennis Court Usage
- 24 Hour Concierge
- Woolwich Stations Nearby



First Floor

Total Gross Internal Area
52.0 Sq/m - 560 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Price Reduced to: £350,000

Tenure: Leasehold
Expires 22/03/2117
Approximately 90 Years Remaining

Ground Rent: £200.00 (per annum)
for the year 2026

Service Charge: £4,093.23 (per annum)
for the year 2026

Anticipated Rent: £1,850.00 pcm
Approx. 6.3% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: WOO250288

T: 020 8051 0700

E: woolwich.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

