



ROYAL HILL, SE10  
**£385,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM FLAT THAT FEATURES FABULOUS AND PANORAMIC VIEWS OF GREENWICH AND CENTRAL LONDON BEYOND. PERFECTLY LOCATED ON ONE OF THE BEST ROADS IN WEST GREENWICH AND MEASURING CIRCA 498 SQ FT.**

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## DESCRIPTION:

A beautifully presented one bedroom flat that features fabulous and panoramic views of Greenwich and central London beyond. Perfectly located on one of the best roads in West Greenwich and measuring circa 498 sq ft.

In excellent condition throughout, the property comprises a lovely 15ft double aspect reception room with the aforementioned views, and leading onto a small private balcony. There is a double bedroom with bespoke wardrobes and a lovely modern bathroom. The kitchen is a good size and really well fitted. Found on the 5th floor, added benefits include lift service and ample storage.

Royal Hill is widely considered one of the very best roads in the area, and indeed the south east of London. The town centre is just a few minutes away, offering a fantastic array of shops and restaurants, along with mainline rail, riverboat service and DLR. The Royal Park is also just a few minutes away.

## AT A GLANCE

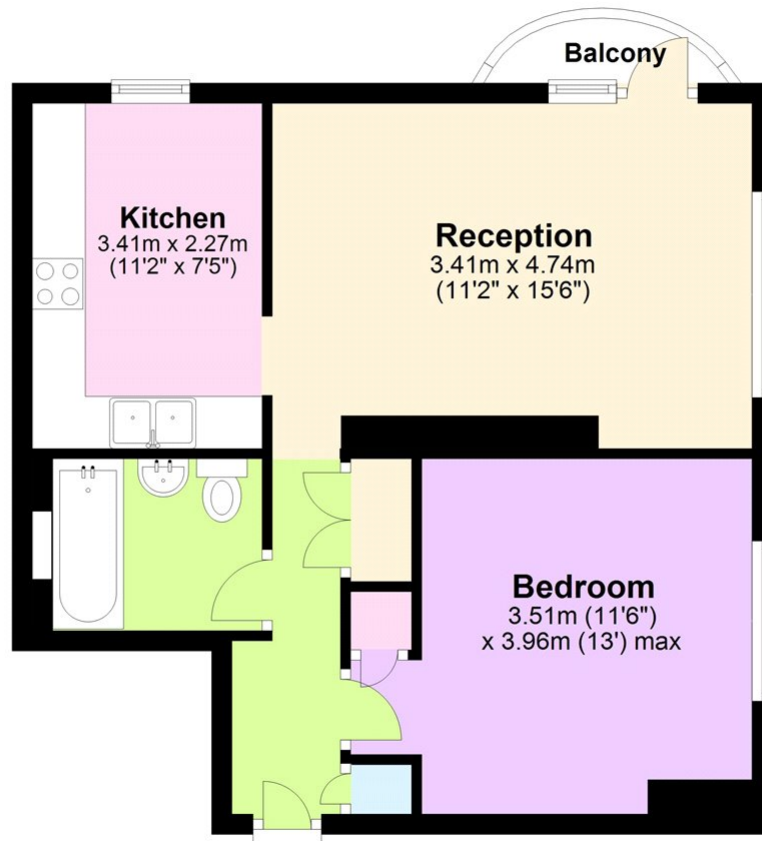
- one bedroom flat
- superb condition
- 5th floor (with lift)
- fabulous panoramic views
- circa 498 sq ft
- balcony
- 15ft reception
- modern kitchen and bathroom
- West Greenwich location
- moments from town centre





## Fifth Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 46.3 sq. metres (498.1 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 100 years

**Service Charge:** £1800 per annum

**Ground Rent:** peppercorn

**Council Tax Band:** B

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.

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