



Royal Hill, Greenwich, London, SE10

£899,950 *Freehold*

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A rare opportunity to acquire a beautifully refurbished Georgian cottage in the heart of UNESCO World Heritage Greenwich. Dating back to the 1830s, this characterful two-bedroom home combines period charm with contemporary living, just moments from Greenwich Park, the town centre, and Greenwich Mainline & DLR stations.

KEY FEATURES

- Refurbished Georgian cottage (c.1830s)
- Prime West Greenwich location
- UNESCO World Heritage setting
- Close to Greenwich Park & stations
- Double reception with fireplaces
- Hardwood parquet flooring
- Stylish kitchen with bi-fold doors



Greenwich

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Behind a mature Wisteria, the property opens into a welcoming entrance lobby leading to an elegant full-width double reception room. Hardwood parquet flooring, two original fireplaces and bespoke display cabinetry create a warm and inviting living space.

To the rear, the contemporary kitchen/diner offers granite worktops, generous storage and integrated appliances. Bi-fold doors open onto a private south-south-east facing garden, thoughtfully designed as an extension of the living space with a large deck and raised seating, perfect for entertaining.

Upstairs are two well-proportioned bedrooms, both with bespoke fitted wardrobes, while the principal bedroom continues the beautiful parquet flooring. The spacious bathroom is fitted with an Aston Matthews suite, centred around a classic cast iron roll-top bath with shower.



The converted basement provides a cosy and versatile second reception, featuring bespoke U-shaped seating with integrated storage alongside a dedicated home working area.

Royal Hill is one of West Greenwich's most desirable addresses, perfectly positioned between Greenwich Park and the vibrant town centre within the UNESCO World Heritage Site. The nearby Royal Hill Parade offers an excellent selection of independent shops, including a butcher, fishmonger, cheesemonger and greengrocer, alongside popular cafés and traditional pubs, giving the area a genuine village atmosphere. Greenwich Mainline and DLR stations are within easy walking distance, providing fast connections to Canary Wharf, London Bridge, Cannon Street and King's Cross. The area is renowned for its historic landmarks, including the Royal Observatory, Cutty Sark and National Maritime Museum, while a choice of highly regarded schools and childcare options are also close by. The planned removal of Royal Hill from the borough's Low Traffic Neighbourhood will further improve vehicle access.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

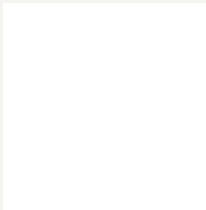
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/GRE260175>

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.



ROYAL HILL

Approximate Gross Internal Area

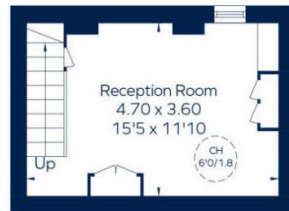
Basement = 156 sq. ft. (14.5 sq. m.)

Ground floor = 559 sq. ft. (51.9 sq. m.)

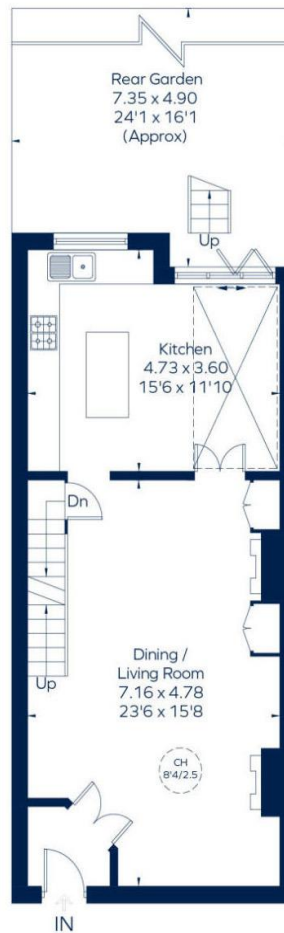
First floor = 458 sq. ft. (42.6 sq. m.)

Total = 1173 sq. ft. (109.0 sq. m.)

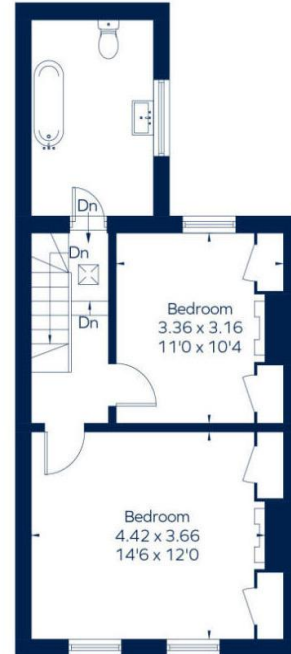
CH
8'4"/2.5' = Ceiling Height



Basement



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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