



Admiralty Avenue, E16 2SJ
Offers In Excess Of £375,000

coopers
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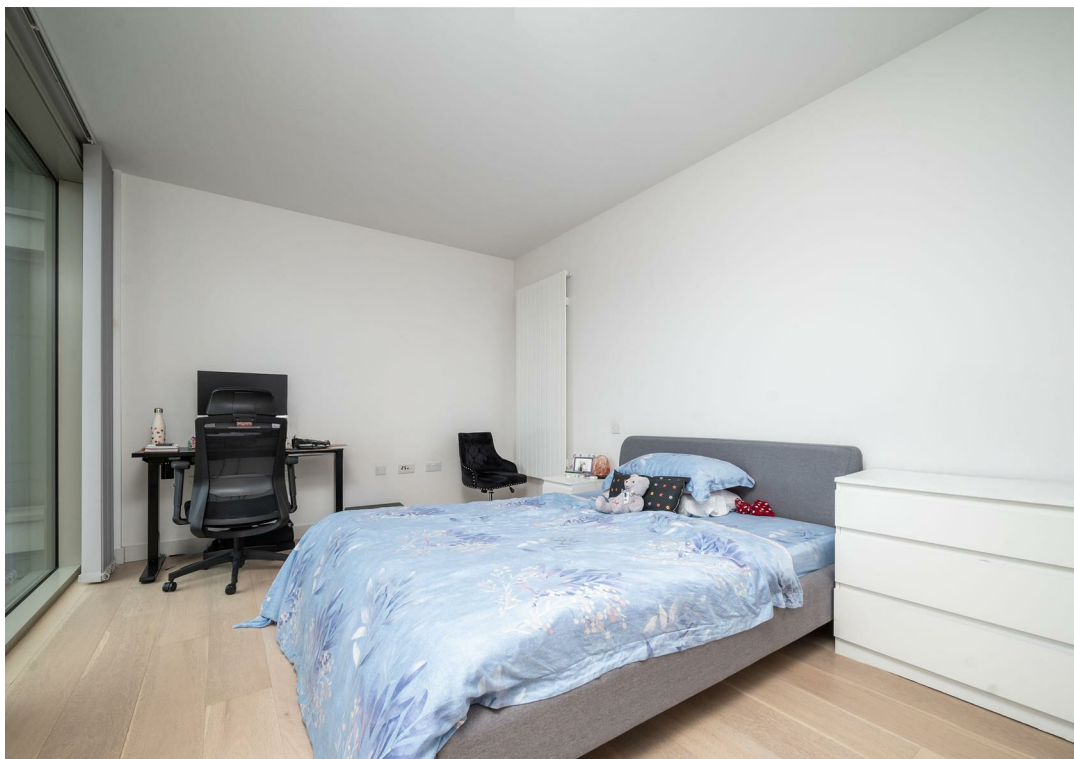
Admiralty Avenue, E16

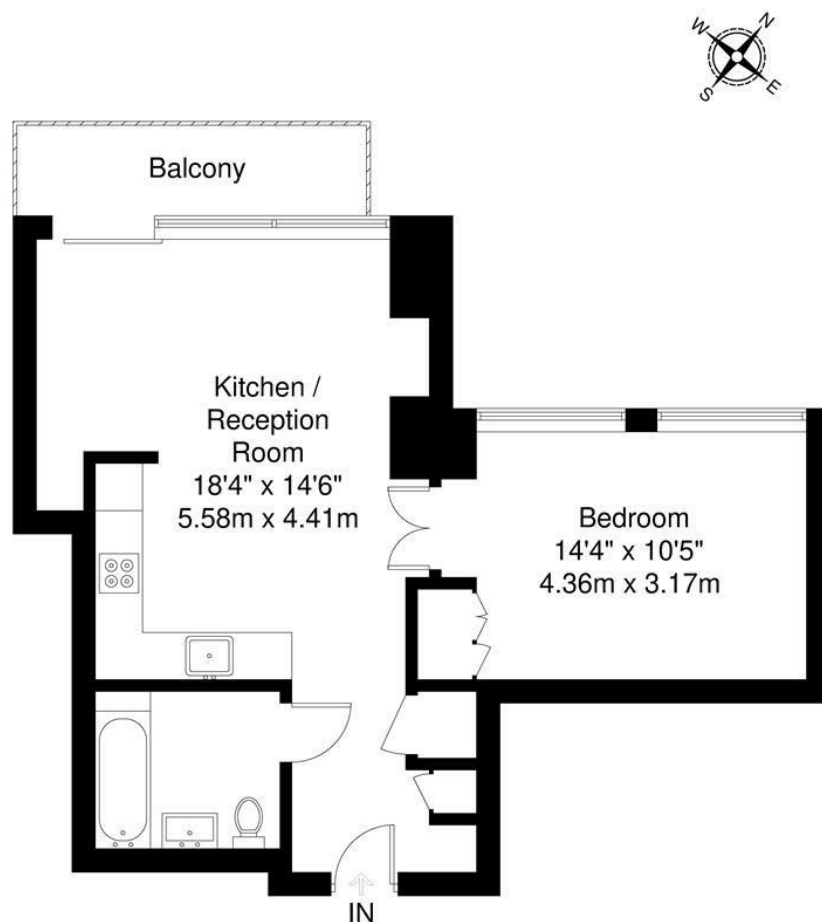
- 24hr Concierge and security
- 6th Floor Double Bedroom Apartment with Balcony
- Key Phone Entry
- Access to The Clubhouse - including Pool/Gym/Jacuzzi/Sauna
- Great transport links
- Chain free

A spacious one bedroom apartment within the popular Royal Wharf development. The accommodation provides a generous open-plan kitchen/reception with space for dining and a sleek kitchen fully equipped with integrated appliances, utility room and a private balcony accessed from the reception.

Royal Wharf comes with access to extensive communal grounds providing gardens, a playground and sports areas alongside its own high street and piazza offering shops, bars and restaurants. The Clubhouse leisure suite provides residents with a private 25m pool; jacuzzi; steam room; sauna; gym; and fitness studio providing regular classes. Pinnacle House is located just 0.3 miles from Pontoon Dock DLR station and a few minutes' walk to Royal Wharf Pier with a regular clipper service to Canary Wharf, Blackfriars and Westminster.







Sixth Floor

Liner House, Admiralty Avenue, E16

Total Gross Internal Area = 52.1 sq m / 560 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

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