



57, Fairwater House 1 Bonnet Street, London, E16 2SY

Asking price £425,000

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Districts London are delighted to present this idyllic high-floor apartment, complete with a private balcony overlooking beautifully landscaped communal gardens — the perfect retreat for unwinding on long summer evenings.

Finished to an exceptional standard, this stylish residence features contemporary interiors throughout, including a sleek open-plan kitchen, a modern bathroom, and high-specification fittings that combine functionality with elegant design.

Residents of Royal Wharf enjoy exclusive access to an impressive range of amenities including a 24-hour concierge, private gym, indoor swimming pool, sauna, and the peaceful communal gardens. The development fosters a strong community atmosphere, with a selection of on-site bars, restaurants, and shops just moments away. Ideally located, the property offers superb transport links with the Royal Wharf Thames Clipper pier, Pontoon Dock DLR, and an on-site bus service all providing fast, convenient connections to Canary Wharf and the City. This is a rare opportunity to experience riverside living with all the comforts and conveniences of a modern lifestyle.

*Photos of the facilities have been CGI generated for marketing purposes.

Leasehold: 988 Years remaining approximately

Ground rent amount: Approx. £480pa

Review period: Ask agent

Service charge amount: Approx. £3,330pa

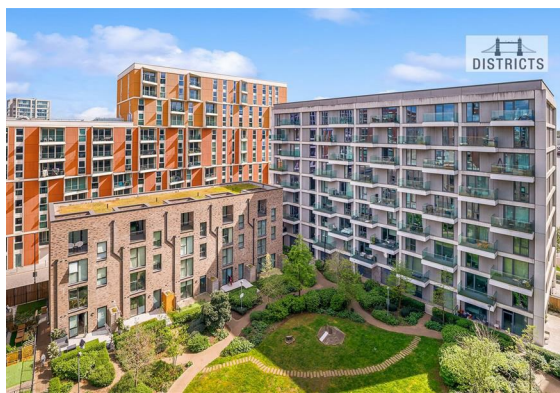
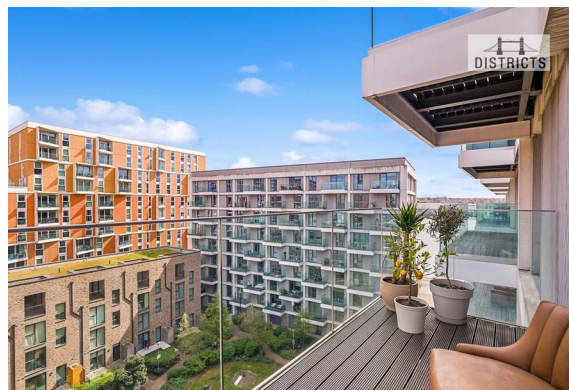
Review period: Ask Agent

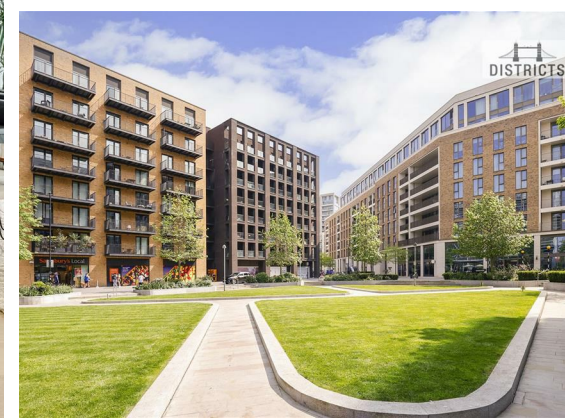
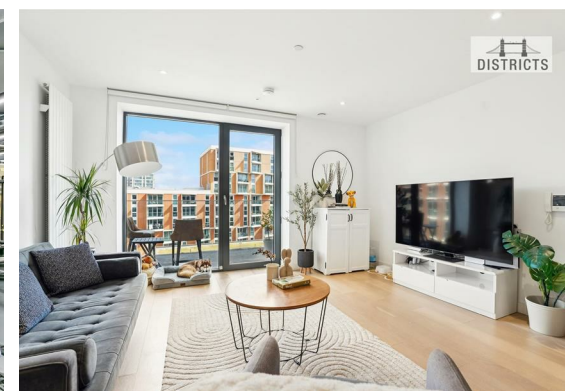
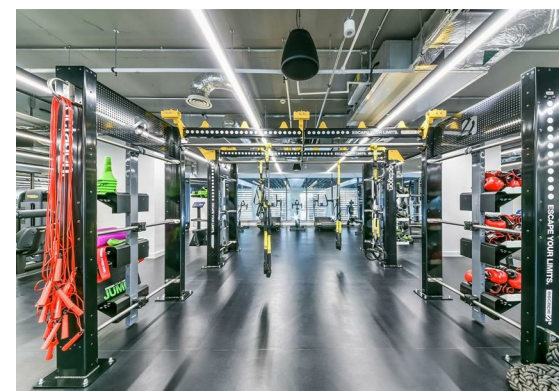
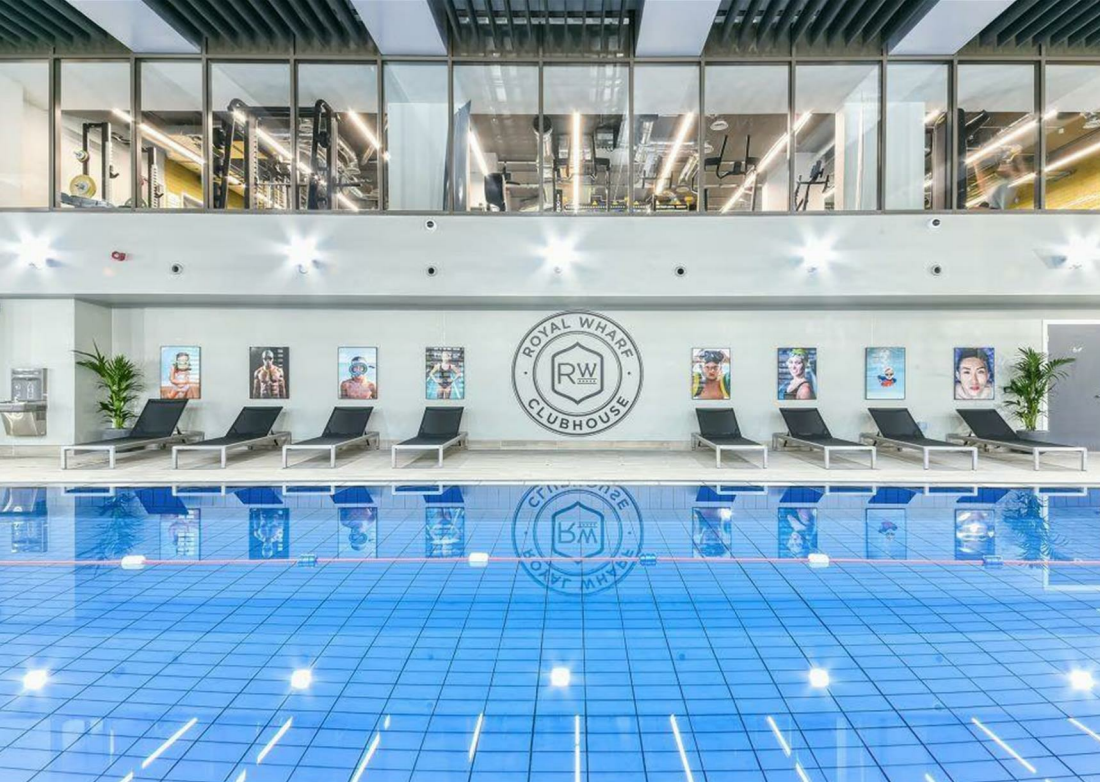
Council tax band: D - Newham

Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access

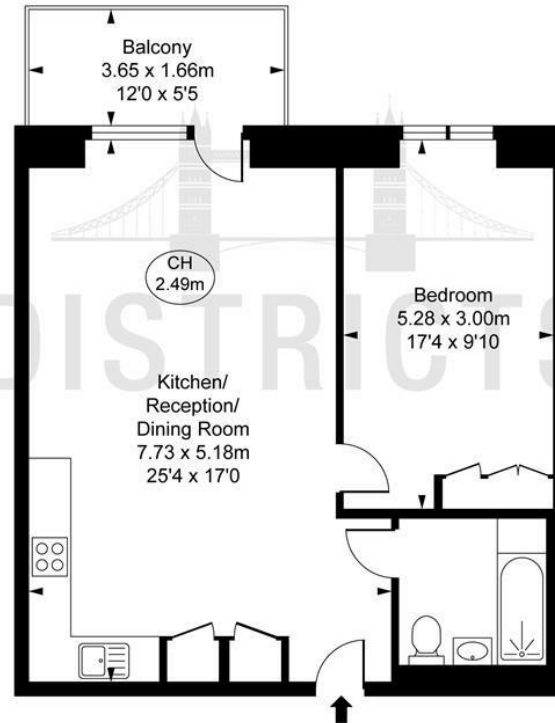
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Newham Council Website, Planning & Building Control





Fairwater House,
Bonnet Street, E16
Approximate Gross Internal Area
56.00 sq m / 603 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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