



28, 6, Marco Polo Tower Bonnet Street, London, E16 2AL

Asking price £550,000

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Districts London are pleased to present this immaculate 2 bedroom situated in Marco Polo Tower, Royal Wharf by Ballymore. This property comprises of stunning fully integrated open plan kitchen, lovely large reception room with direct access on to a large private balcony with views of the River Thames, two double bedrooms both with built in wardrobes and the master benefiting from a luxury en-suite shower room and access to the private balcony stretching the length of the apartment.

Royal Wharf is conveniently located between Pontoon Dock and West Silvertown DLR stations and a short walk away from Custom House Elizabeth line with speedy access to Canary Wharf in 12 minutes. London City Airport can be accessed withing just 4 minutes. The development benefits from landscaped communal gardens and 24-hour concierge and security service. The Royal wharf themes clipper stop resides just outside the building for easy access to London bridge and beyond.

Residents have access to a state of art 20,000 sq ft clubhouse with 25m swimming pool, hydro-pool, sauna, steam room, tropical rain shower and fully equipped gym.

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

Royal Wharf is not your typical "resort style" development, Ballymore have constructed a bespoke town from the ground up onsite there is a Fullers Pub, Starbucks, Sainsburys, pharmacy, nail salon, dentist, bistro, coffee shop and community centre and a plethora of other local small businesses

Leasehold: 988 Years remaining approximately

Ground rent amount: Approx. £650pa

Review period: Ask agent

Service charge amount: Approx. £4,367.00

Review period: Ask Agent

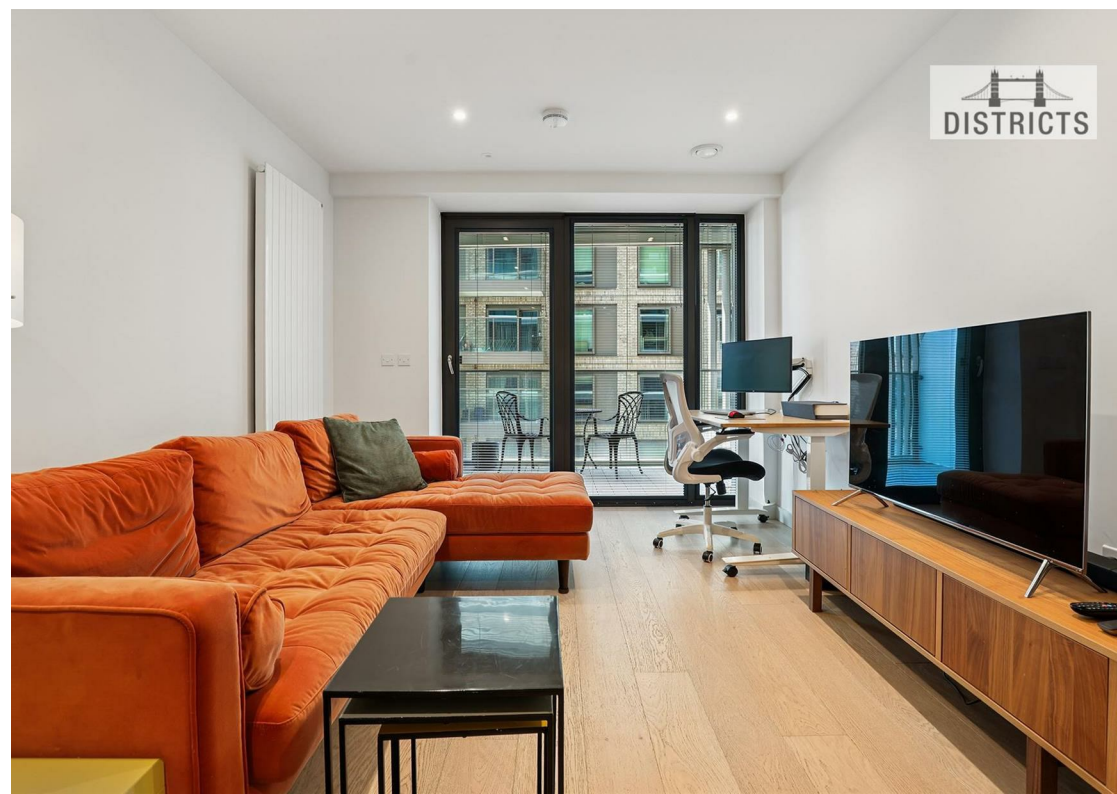
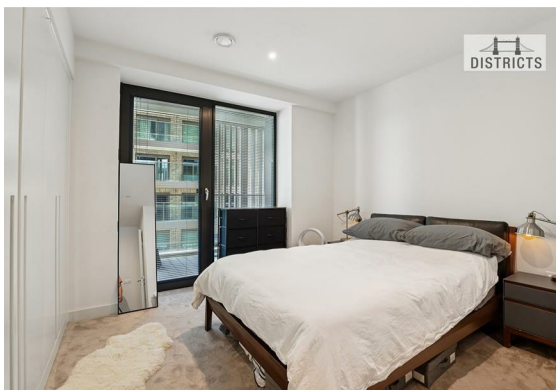
Council tax band: E - Newham

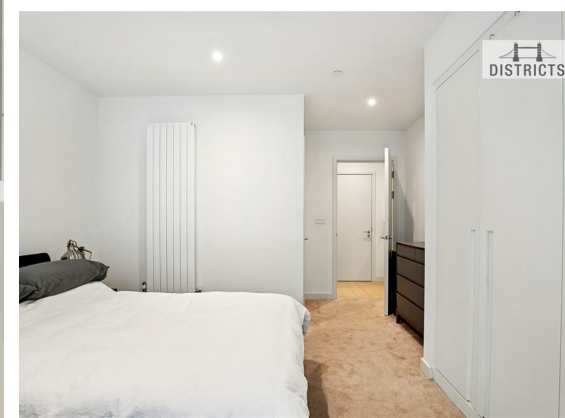
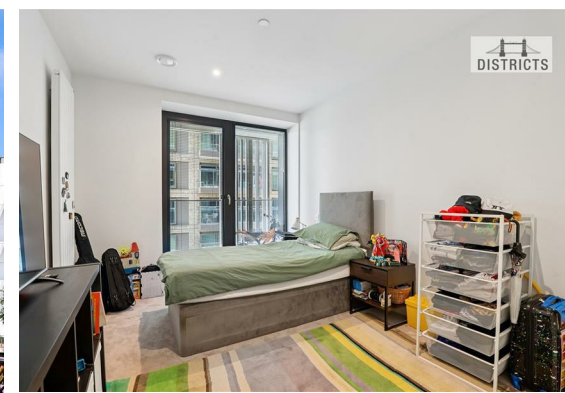
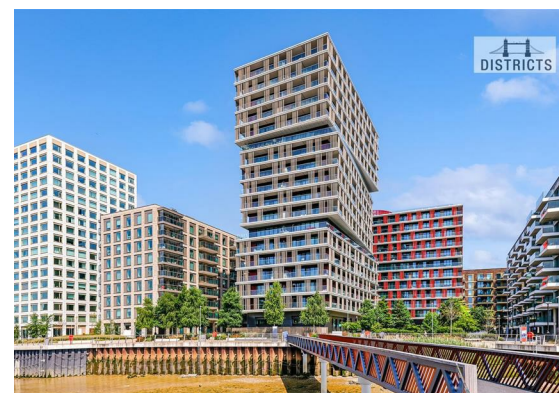
Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage –

Mains | Lift Access

To check broadband and mobile phone coverage please visit Ofcom

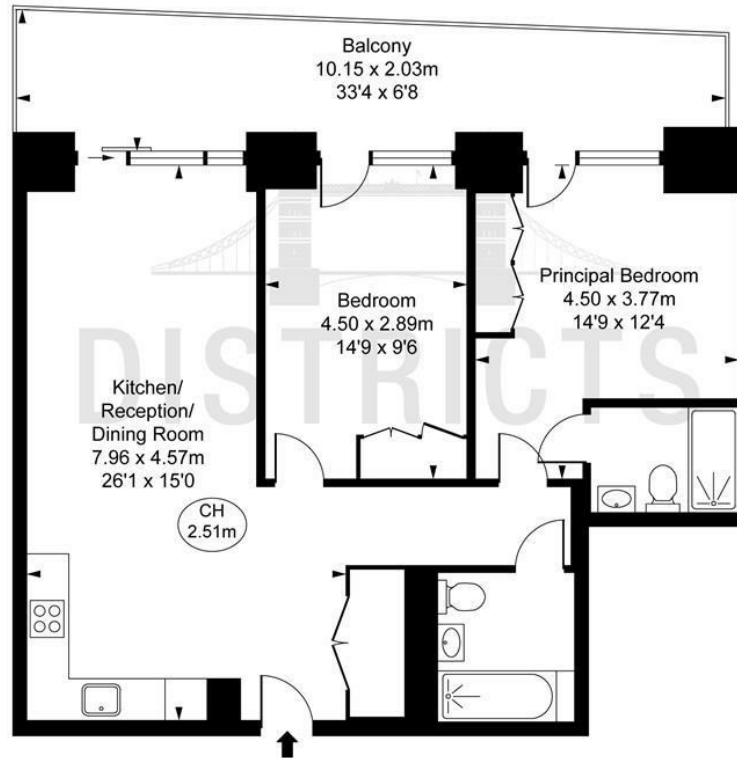
To check planning permission please visit Newham Council Website.





Marco Polo Tower,
Bonnet Street, E16
Approximate Gross Internal Area
72.70 sq m / 783 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	84	84
(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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