



44, Laker House 10 Nautical Drive, London, E16 2SH

Asking price £625,000

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Districts London is delighted to present this exceptional two double bedroom apartment with parking in the iconic Royal Wharf development. Offering luxury living at its finest, the property enjoys breathtaking views of the River Thames and features beautifully finished kitchens and bathrooms.

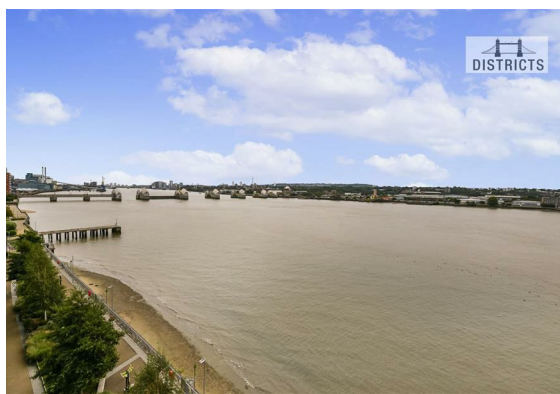
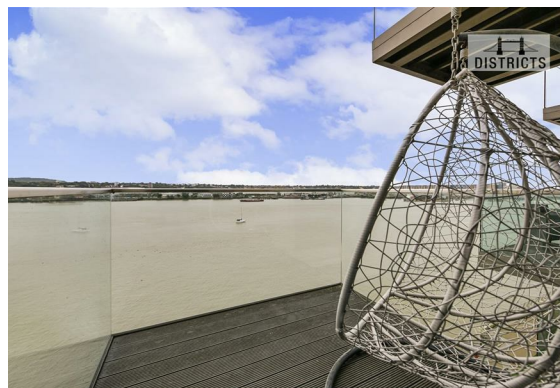
Residents benefit from a 24-hour on-site concierge and security service, as well as secure underground parking. Additional highlights include access to a state-of-the-art 25,000 sq ft clubhouse and leisure facility.

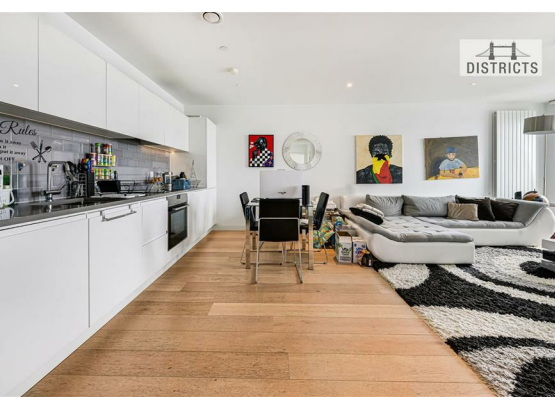
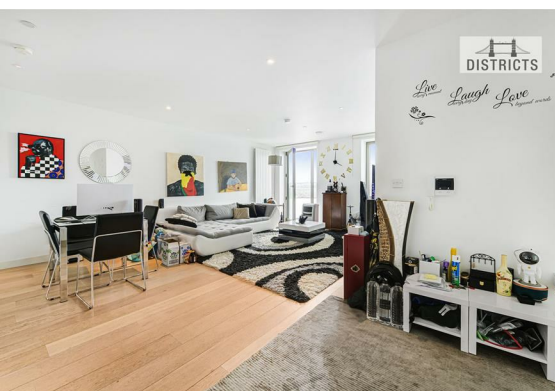
Ideally situated between Pontoon Dock and West Silvertown DLR stations, the development offers excellent transport links — with Bank reachable in just 15 minutes and Canning Town in 5 minutes. For frequent flyers, London City Airport is under 6 minutes away, and the world-renowned Westfield Stratford Shopping Centre is just a 20-minute journey. Custom House Elizabeth line is also within walking distance.

Leasehold: 988 Years remaining approximately
Ground rent amount: Approx. £750pa
Review period: Ask agent
Service charge amount: Approx. £5,044.96pa
Review period: Ask Agent
Council tax band: E - Newham

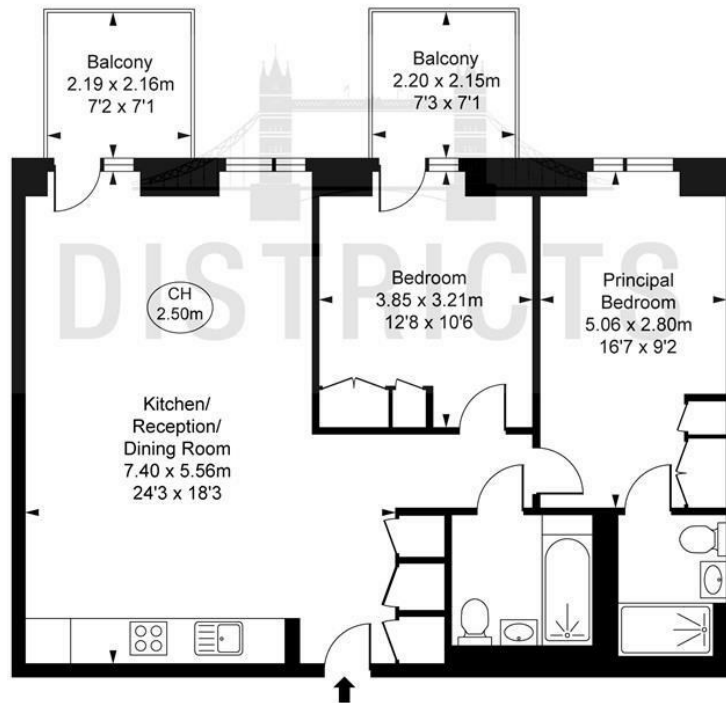
Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access

To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Newham Council Website.





Laker House,
Nautical Drive, E16
Approximate Gross Internal Area
75.63 sq m / 814 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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