



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

Asking price £625,000

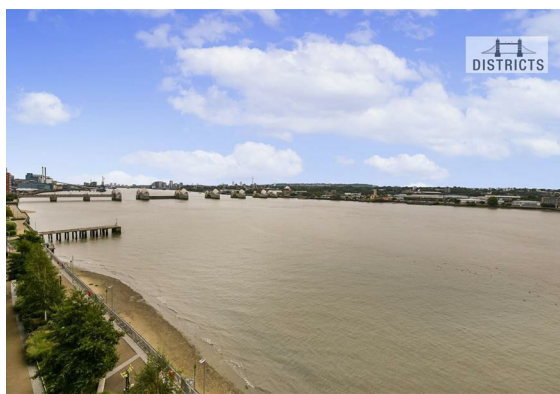
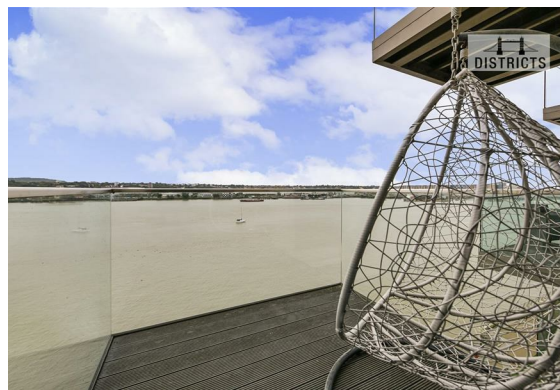
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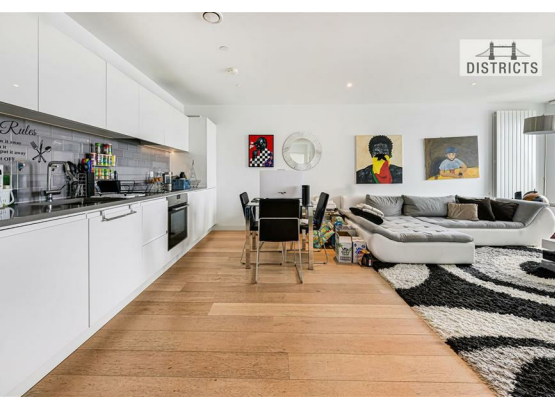
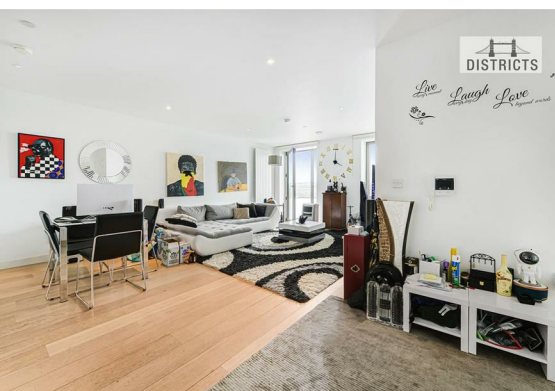
Direct River Facing! Stunning two double bedroom apartment in the iconic Royal Wharf development, including secure parking. Offering luxury living at its finest, the property enjoys breath-taking views of the River Thames and features beautifully finished kitchen and bathrooms. Residents benefit from a 24-hour on-site concierge, a security service as well as access to a state-of-the-art 25,000sq.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

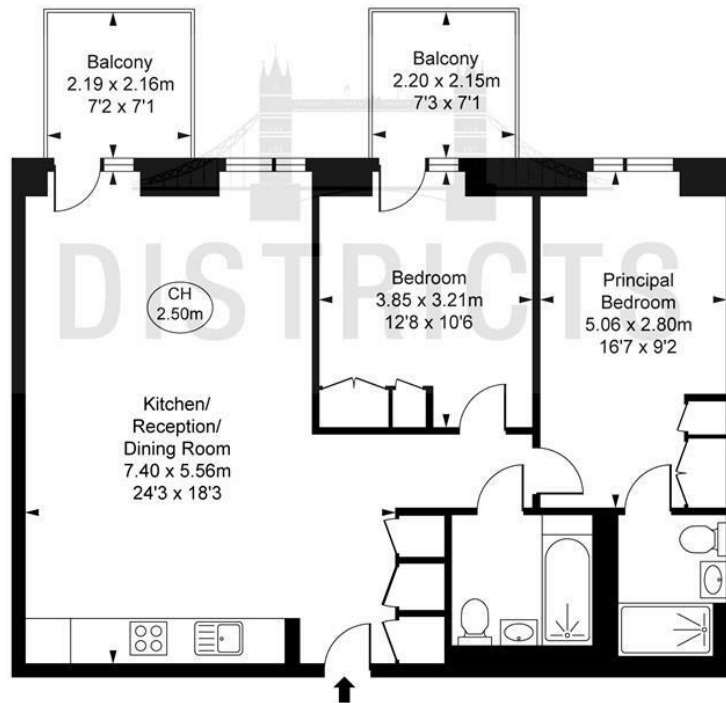
Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.