



Carrick House, Royal Victoria

£800,000



Large 3-Bedroom Apartment | Balcony | River Views | 24hr Concierge | Swimming Pool | Gym | 1152 Sq Ft | 7th Floor | Great Transport Links | WeChat: CLH-Consultant.



CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- 7th Floor
- Balcony
- Residents' Gym
- 24/7 Concierge
- Great Transport Links

- Direct River views
- 1152 Sq Ft Internal space
- Residents' Swimming Pool
- On site shops and restaurants
- Floor-to-ceiling windows



The Property

A stunning three-bedroom, two-bathroom apartment (including one en suite) with a private balcony and river views in Carrick House, part of the sought-after Royal Wharf development.

Situated on the 7th floor, this spacious apartment offers approximately 1,152 sq ft of beautifully designed living space. The property boasts a bright and airy open-plan living, dining, and kitchen area — perfect for both relaxing and entertaining.

Floor-to-ceiling windows frame spectacular river views, flooding the space with natural light and creating a sense of openness throughout. The principal bedroom features a en suite bathroom and built-in storage, while two further generously sized bedrooms also benefit from vuild-in storage and share a modern family bathroom

The Development

Located within the vibrant Royal Wharf community, this apartment offers riverside living at its finest. The development is designed as a self-contained neighborhood, featuring a range of on-site shops, cafés, restaurants, and a grocery store, as well as nurseries, a pharmacy, a dental practice, and other essential services — all just moments from your door.

Residents also enjoy an impressive selection of private amenities, including a state-of-the-art gym, swimming pool, 24-hour concierge service, and beautifully landscaped communal gardens, all designed to support a balanced and active lifestyle.

For commuters, Royal Wharf is exceptionally well connected. Pontoon Dock DLR station is just a short walk away, providing quick access to Canary Wharf, the City, and beyond. The development is also close to Custom House station for the Elizabeth Line (Crossrail), making travel to central London and Heathrow Airport fast and convenient. London City Airport is also nearby, ideal for frequent flyers.

Additional Information

Service Charge: £6500 per annum (subject to change)

Ground rent: £720 per annum (subject to change)

Council: Newham, Band F

Potential Rental: £3500 - £3750 per month

Local Council: Newham
Council Tax Band: F
Leasehold

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

