



For Sale

Flat

| London | E16

£98,750 | Leasehold

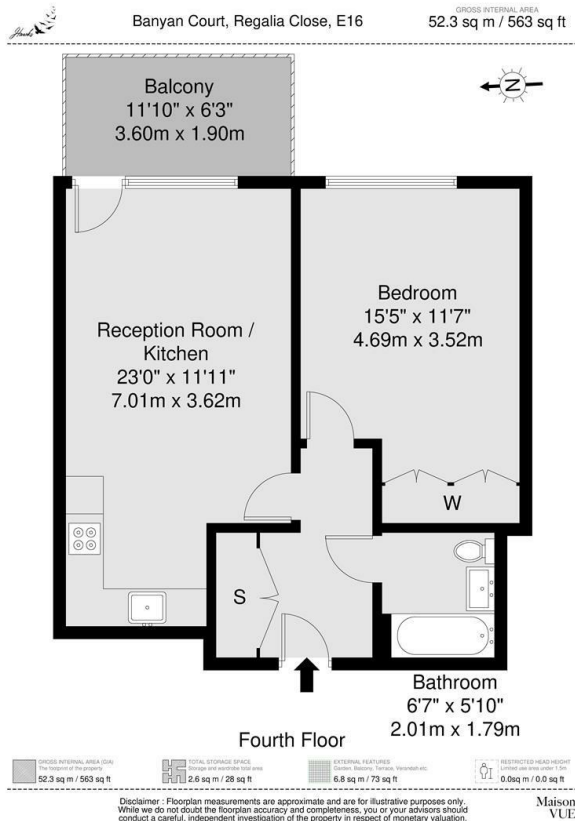
1 Receptions | 1 Bedroom | 1 Bathroom

- One Well Sized Bedroom Apartment
- Open plan kitchen/reception area
- 4th floor, c.560 sq.ft of internal space
- Private balcony, Gym & Pool
- Excellent transport links
- Pontoon Dock station & Thames Clipper pier
- Leasehold | Chain Free
- London Borough of Newham | D
- EPC | B

FREEDOM TO MOVE


Hawks





Hawks Estate Agents present this stunning one bedroom apartment, perfectly situated in the sought after Royal Wharf development, E16. Also available to sell at 100% share.

Bathed in natural light from floor-to-ceiling windows, the spacious reception and living area offers stunning views and an expansive dining space. The sleek, open-plan kitchen is a chef's dream, equipped with top-of-the-line integrated appliances. The sophisticated interior design showcases premium finishes, including elegant hardwood floors and contemporary lighting. The luxurious bedroom features ample storage with bespoke built-in wardrobes, while the stylish bathroom is fitted with high-end fixtures and exudes a spa-like atmosphere. This unique apartment seamlessly blends luxury with functionality for an exceptional living experience.

Residents of Banyan Court enjoy exclusive amenities, including a fully equipped fitness centre, landscaped communal gardens, secure bicycle storage, the pool, spa area, steam jacuzzi and new plunge pool are just a delight. A 24-hour concierge service provides added convenience and peace of mind. Ideally situated in the vibrant E16 area, Banyan Court is just a short walk from Ponton Dock DLR station. The neighbourhood boasts a range of local shops, cafes, restaurants, scenic riverside walks, and green spaces.

Available for £98,750.00 for 25% share based on the marketing figure of £395,000.
Monthly rent - £845.28 pm
Monthly Service Charge - £240.00 pm
Mortgage required for 25% share.
Please call 0203 002 6769 to arrange a viewing.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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