



John Cabot House, 40 Royal Crescent Avenue, London, E16 2SU

£625 Per Week

A SPACIOUS 2 DOUBLE BEDROOM 2 BATHROOM APARTMENT FOR RENT WITHIN THIS VERY SOUGHT AFTER DEVELOPMENT!

Royal Wharf is a Ballymore development moments from City Airport with amenities including a 25 meter pool, gym and 24 hour concierge. The development offers excellent transport links with Pontoon Dock DLR being a 2 minute walk away providing access to the Docklands and the City of London.

This second floor apartment comprises over 850 square feet of space including a large and bright dual aspect reception room with access to a private balcony, open plan fully fitted kitchen, double bedroom with ample fitted wardrobes, En-suite shower room and access to the balcony. The second double bedroom also has direct access to the balcony and use of an additional luxury bathroom suite.

Comes furnished.

PROPERTY AVAILABLE FROM 26.08.2024

- ROYAL WHARF E16
- PRIVATE BALCONY
- AVAILABLE FROM 26.08.2024
- ON SITE SHOPS INC TESCO
- TWO BED TWO BATH FLAT
- 25 M RESIDENTS POOL
- WELL FURNISHED THROUGHOUT
- 859 SQUARE FOOT
- GYM AND 24 HR CONCIERGE
- 2ND FLOOR

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RECEPTION ROOM



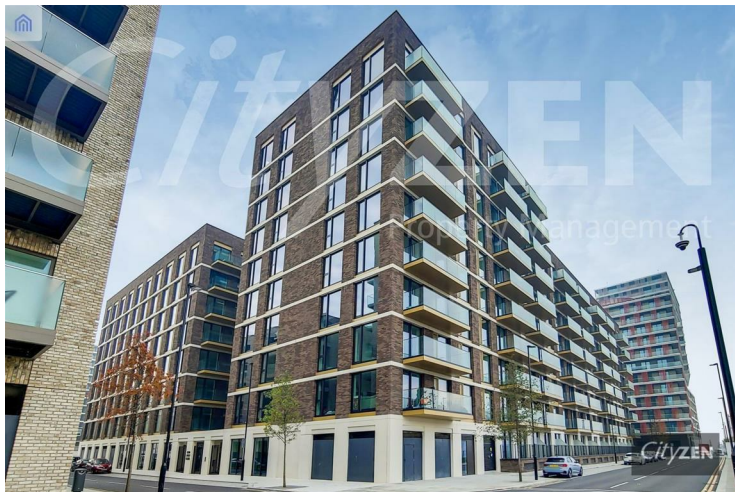
RECEPTION ROOM



BEDROOM



RECEPTION ROOM



JOHN CABOT HOUSE

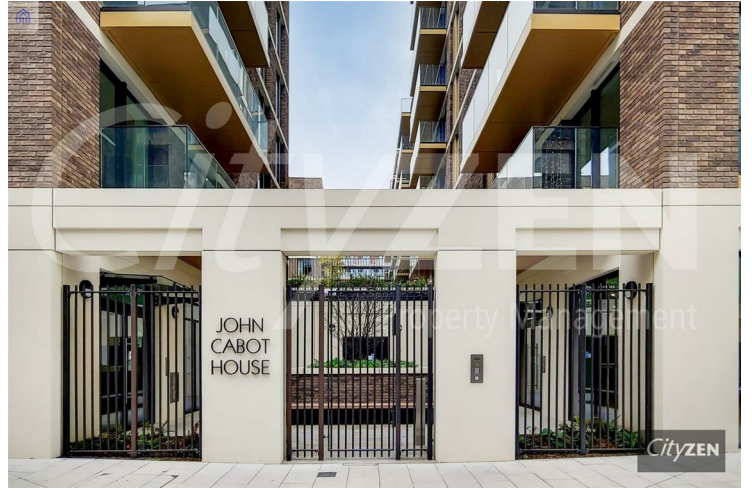


RECEPTION ROOM

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KITCHEN



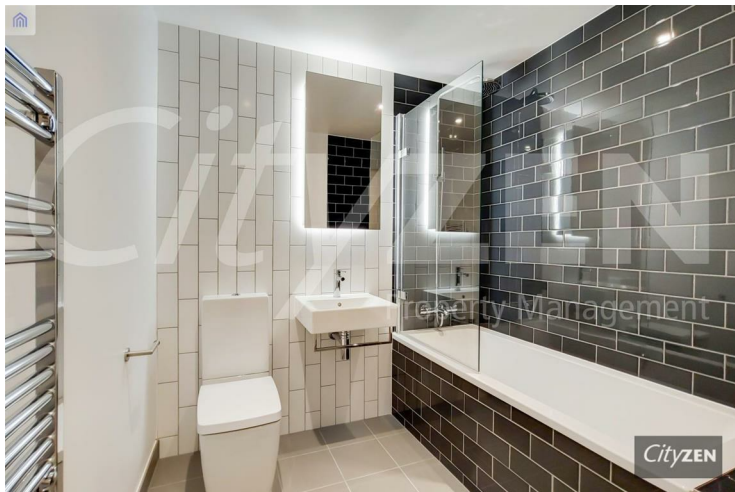
ENTRANCE TO BUILDING



EN-SUITE SHOWER ROOM



RESIDENTS SWIMMING POOL

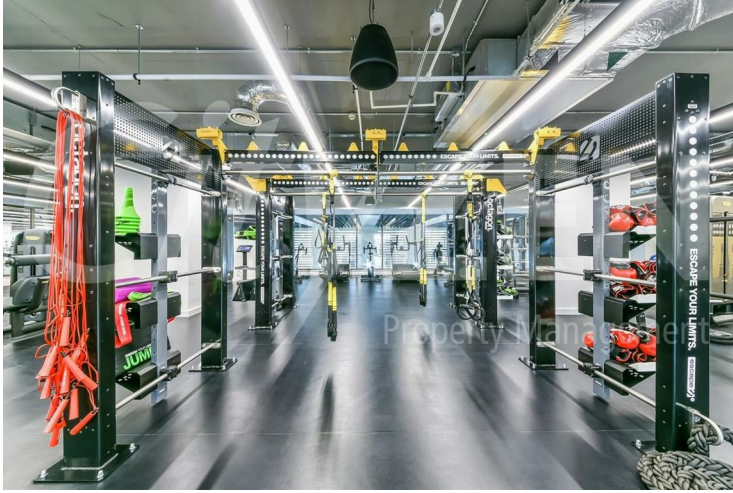


BATHROOM



RESIDENTS GYM

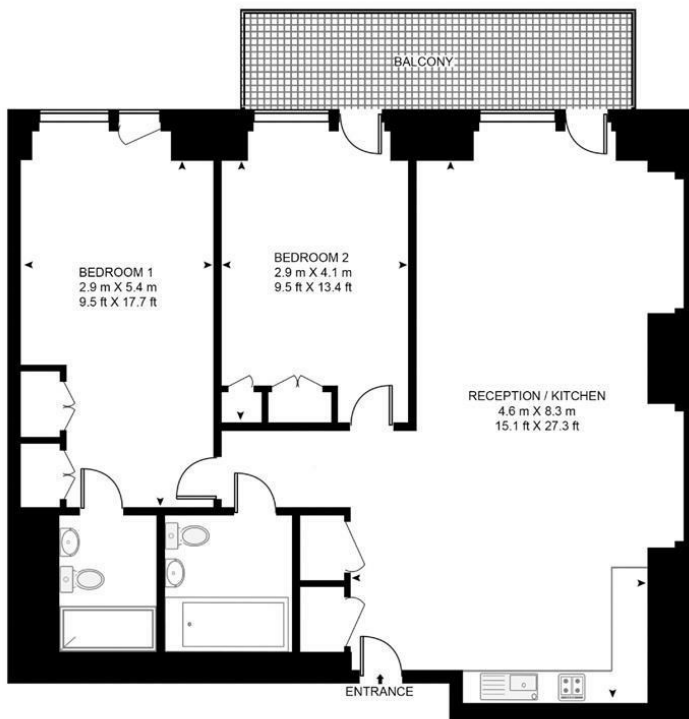
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RESIDENTS GYM



BEDROOM



SECOND FLOOR



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.