



Starboard Way

London, E16

Asking Price £1,200,000

A modern townhouse, finished to a high standard in this superb Royal Wharf riverside location. Within close proximity to Pontoon Dock DLR station. The house comprises 5 double bedrooms, 4 bathrooms, 2 reception rooms, roof terrace and a garden.

CHESTERTONS



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- Modern Four Bedroom Townhouse.
- 2520 Square Feet.
- Part of Exclusive Royal Wharf.
- Private Garden.
- Three Terraces.
- Underground Parking.
- Full Concierge.
- Residents Gym and Swimming Pool.
- Moments from Pontoon Dock DLR.
- Bespoke Closet/Cabinetry.
- Superb Connectivity and Home Office Set Up.



A contemporary, modern and spacious five bedroom townhouse with secure underground parking in Royal Wharf, E16. The house is built over four floors and offers over 2500 sqft of accommodation comprising of four bedrooms, three bathrooms, guest WC, large rear garden, internal courtyard, large roof terrace and two further balconies. The ground floor consists of kitchen, which has been further built with extra cabinetry, separate dining area, guest WC and large reception room, with dual access to the internal courtyard. The first floor offers a large second reception room leading to a huge roof terrace offering views of The River Thames, and a master bedroom with en-suite bathroom. The second floor offers two further bedrooms, one with private terrace and family bathroom. The third floor offers a large master bedroom suite, with private terrace and en-suite bathroom. The house benefits from custom built integrated storage solutions such as shoe racks, extra closets and shelving. For those looking for great connectivity the house has extensively been enhanced with HDMI and LAN power cables.

Royal Wharf itself is a modern and exciting riverside development where you can live and relax in beautiful landscaped surroundings with access to a Clubhouse with gym, spa and swimming pool. Residents of Royal Wharf benefit from the 24 hour concierge and onsite security teams and the Thames Clipper River bus service. With shops, restaurants, riverside walkway this development offers a fantastic modern lifestyle, ideal for young families.

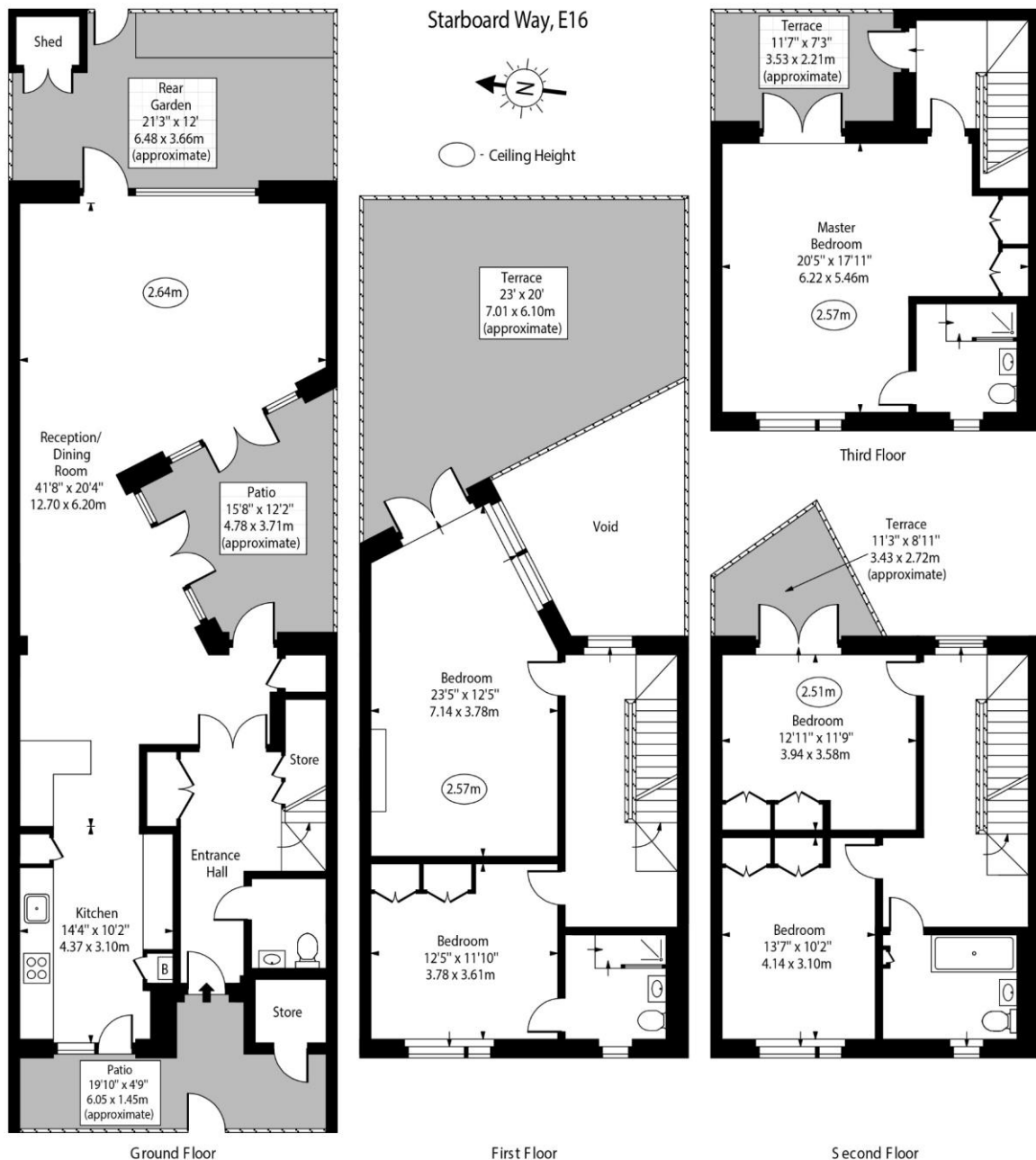
Royal Wharf is 0.3m from Pontoon Dock and West Silvertown DLR stations for easy access to Bank, Tower Gateway and one stop to Canning Town station for access to the Jubilee Line.

Tenure:	Leasehold – 990 years remaining approx.
Service Charge:	£7,036pa approx.
Ground Rent:	£960pa
Local Authority:	Newham
Council Tax Band:	G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)	84	84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
sales.docklands@chestertons.com
 020 7510 8300
chestertons.com



Approx Gross Internal Area 2520 Sq Ft - 234.11 Sq M
(Excluding Store & Void)

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 016762M