



Flotilla House

12 Cable Street, E16

Asking Price £425,000

An absolutely stunning one bedroomed, 2nd floor apartment with a private balcony of approx. 600sq ft, located in Flotilla House, part of the highly revered Royal Wharf Development in E16.



Flotilla House

12 Cable Street, E16

- One Bedroom
- 600sq ft Internal Living Space
- Award Winning Development
- Large Private Balcony
- On-site Concierge
- Gymnasium and Swimming Pool
- Superb Connection for DLR.
- Coffee Houses and Supermarket in Development



An absolutely stunning one bedroom apartment is located in the award winning Marco Polo Tower, part of the highly revered Royal Wharf Development in E16. Offering approximately 600sq ft. of lateral space and boasting superb views, as the property is situated directly on the riverfront. Each room benefits from floor to ceiling windows, bathing the accommodation in natural light, and the fully fitted, open-plan living-kitchen arrangement, offer direct access on to the generous private balcony. The bedroom is well-proportioned and comes with built-in wardrobes, and there is a luxurious bathroom located just-off the main living area. Residents benefit from 24 hour onsite Concierge and a fully equipped gym and swimming pool as well.

Travel is made supremely easy with Pontoon Dock DLR station within a few hundred metres, offering connections to Canary Wharf in 12 minutes and London City Airport in 4 minutes. The Elizabeth Station at Custom House has also expanded the travel options for local residents, opening up locations further afield such as London's West End, The City of London and Heathrow Airport. Transport options include the award winning Royal Wharf Pier offering Thames riverboat services to Greenwich, Tower Bridge and Westminster's on site Sainsburys and health centre.

Tenure: Leasehold 987 years approx. remaining.

Service Charge: £3,327 pa approx.

Ground Rent: £480 pa. Increasing every 15th anniversary from the Commencement Date of the Term in line with RPI.

Local Authority: Newham

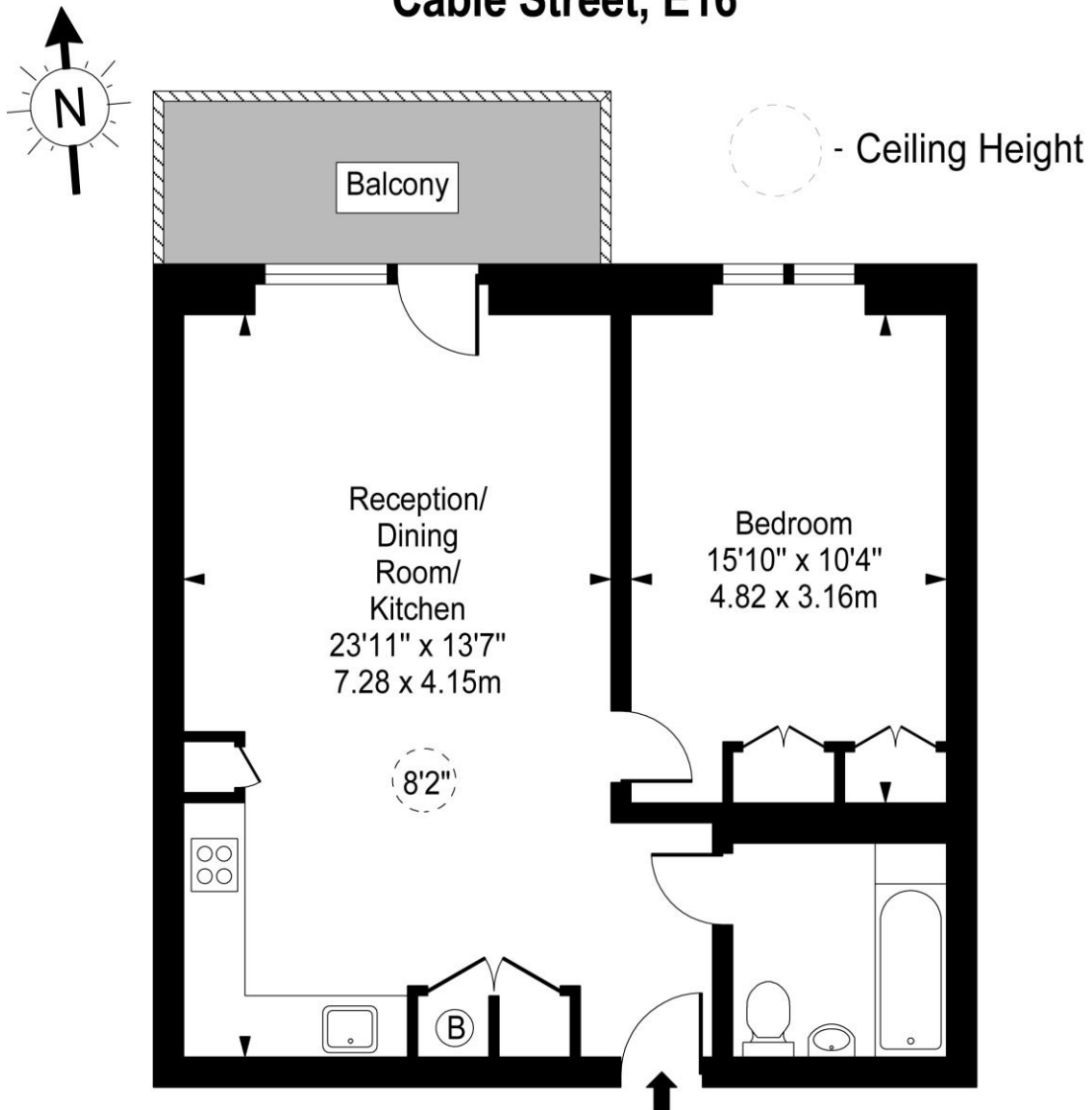
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Canary Wharf & Greenwich Sales

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**Flotilla House,
Royal Wharf,
Cable Street, E16**



Second Floor

Approx Gross Internal Area 600 Sq Ft - 55.74 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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