



# Starboard Way

London, E16

Asking Price £1,000,000

This immaculate three bedroom, three bathroom townhouse is located on Starboard Way in Royal Wharf, moments from the Thames Barrier Park, Pontoon Dock DLR and Royal Wharf Pier. Canary Wharf, City Airport, Stratford and Greenwich are all close by.

CHESTERTONS





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- End of terrace three bedroom townhouse with 1551 sq ft of internal space
- Three bathrooms and guest WC
- Bespoke designed rear garden and three balconies
- 24 hour security and concierge in the development
- Underground parking space
- Royal Wharf Club House access with gym, pool and spa
- Close to Pontoon Dock DLR, Royal Wharf Pier and London City Airport.



This end of terrace three bedroom townhouse in Royal Wharf, offers 1551 sq ft of internal space, set over three floors. The house benefits from three large bedrooms with three bathrooms.

The bright entrance hall opens into the open-plan ground floor space. The reception room and dining area lead to a stylish, modern fitted kitchen and island, perfect for entertaining guests. A built-in wine fridge completes a range of fitted appliances. There is also a useful WC located on the ground floor. The private garden area has been redesigned by the current owners and leads to a communal garden for residents to the rear.

The first floor offers two further bedrooms, one with private balcony and family bathroom. The top floor features the luxury master suite with built in wardrobes, electric curtains and en suite bathroom. There are balconies on both aspects of this floor.

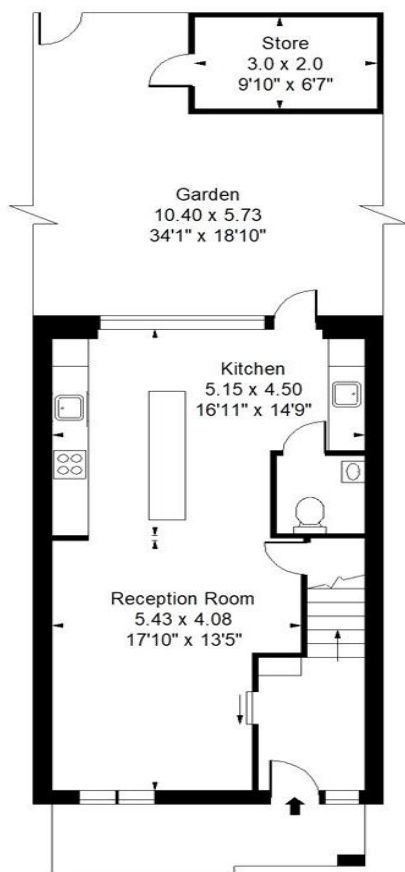
<b>Tenure:</b>	Leasehold – 989 years remaining approx.
<b>Service Charge:</b>	£4,343pa approx.
<b>Ground Rent:</b>	£960 Increases on the 15th anniversary of the commencement date
<b>Local Authority:</b>	Newham
<b>Council Tax Band:</b>	G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	81	88
England, Scotland & Wales EU Directive 2002/91/EC		

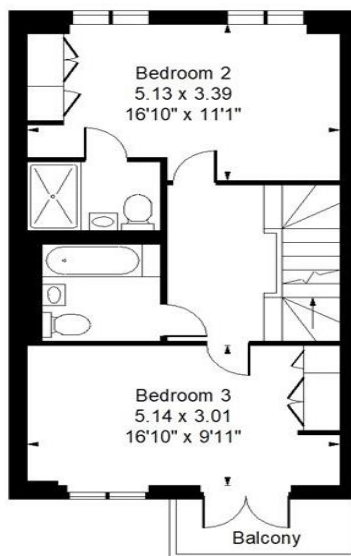
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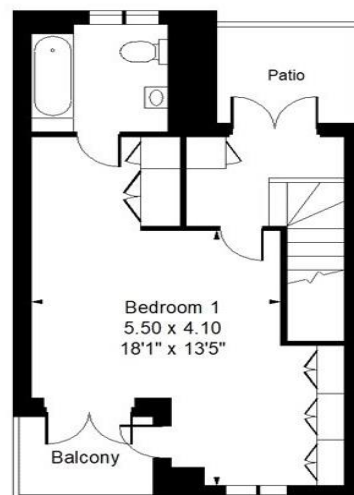




**Ground Floor**



**First Floor**



**Second Floor**

**Starboard Way, E16**  
**Approximate Gross Internal Area = 1551 sq ft / 144.09 sqm**  
**Approximate Garden Area = 551 sq ft / 51.19 sqm**  
**Approximate Patio / Balcony Area = 130 sq ft / 12.08 sqm**  
**Store Area = 65 sq ft / 6.04 sqm**



Measured in accordance with RICS guidelines.  
 This floor plan is for illustrative purposes only  
 and must not be relied upon as a statement of fact.  
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