










Kelson House, Schooner Road, Royal Docks, E16

Asking price **£595,000** | Leasehold



Kelson House, Schooner Road, Royal Docks, E16

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  2 Balconies
-  Secure Underground Parking Space
-  Gymnasium
-  Local Amenities
-  24-Hour Concierge
-  0.3 MI Pontoon Dock

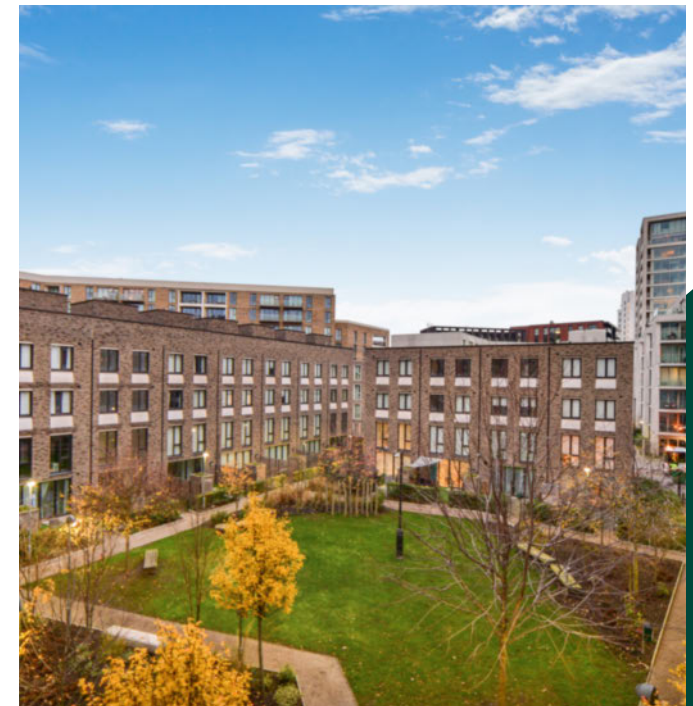
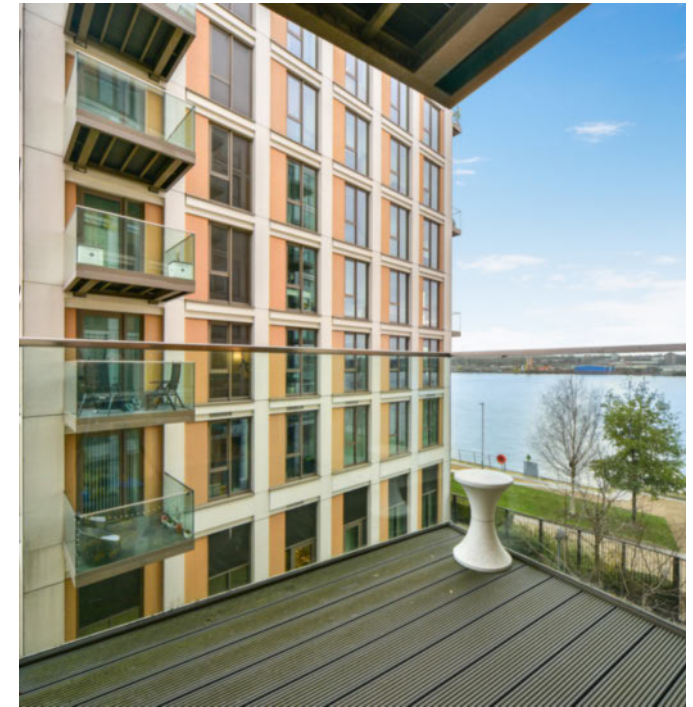
This stunning two-bedroom, two-bathroom property in Kelson House is elegantly showcased with two balconies. Spanning 847 sq ft, the accommodation boasts a well-designed open-plan kitchen with plenty of storage, a generous living area with wood flooring and floor-to-ceiling windows. The two spacious bedrooms offer ample fitted wardrobe space, and the bathrooms feature stylish tiles. Additionally, the private balconies provide delightful views of the communal gardens and the River Thames.

The residents at Royal Wharf enjoy convenient access to a variety of amenities within the premises. These include a Fullers Pub, Starbucks, Sainsburys, pharmacy, nail salon, dentist, bistro, coffee shop, and community centre. In addition, there is a Club House spanning 25,000 sq ft, which offers a range of facilities such as a 25m pool, hydro pool, fully

equipped gym, sauna, steam room, tropical rain shower, and fitness classes. The development also provides 24-hour concierge service, scenic riverside cycling and running paths, along with access to the Thames Barrier Park. Furthermore, the communal Royal Wharf gardens are beautifully landscaped for the enjoyment of all residents.

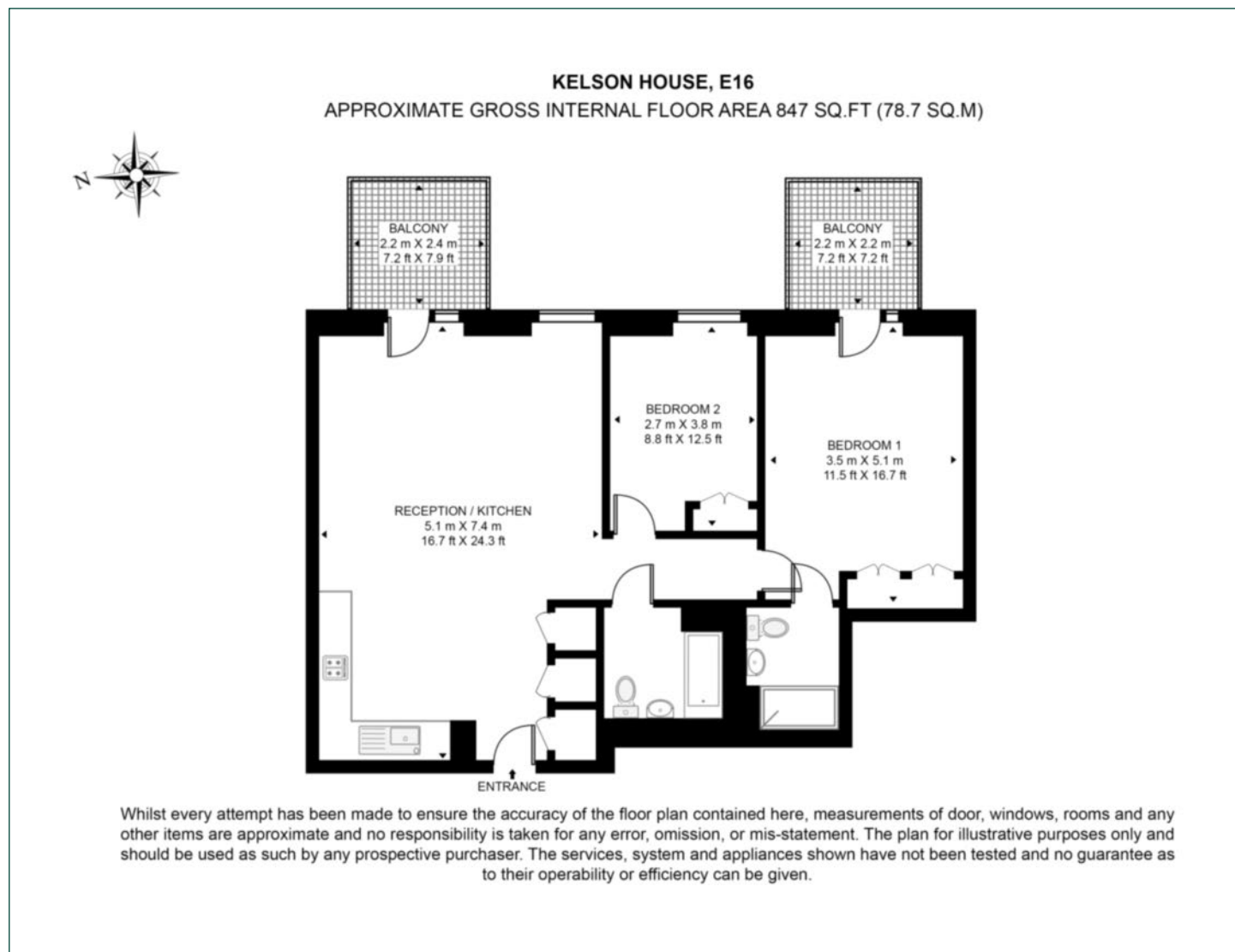
Pontoon Dock DLR station is conveniently located just a 10-minute walk away. From there, you can easily access various destinations within London. Canary Wharf is just a short 12-minute journey from Pontoon Dock DLR. London City Airport is also easily reachable from Pontoon Dock DLR. Thames Clipper Service from Royal Wharf Pier which is only a short walk from Pontoon Dock DLR. This can be a scenic way to travel, offering beautiful views of the River Thames during your commute.

Tenure:	Leasehold (993 years remaining)	Local Authority:	Newham London
Ground Rent:	£660 p.a.	Council Tax Band:	E
Service Charge:	£4,500 p.a.	EPC:	B



Floorplan

847 sq ft | 78.7 sq m



Docklands

St David's Square, 320 Westferry Road, London, E14 3QL

Sales

020 7510 8445 | docklands.sales@chaseevans.co.uk

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

chaseevans.com

 Chase Evans