



£425,000

Bonnet Street

London, E16 2YY

A bright and beautifully finished 53 sq. M. One-bedroom apartment on the 11th floor of the sought-after James Cook Building in the prestigious Royal Wharf development.

The apartment features a spacious open-plan living and dining area with engineered oak flooring, a modern kitchen with integrated appliances, and a large double bedroom with built-in wardrobes. The stylish bathroom is generously sized and finished to a high standard.

A standout feature is the full-length private balcony, accessible from both the living room and bedroom, offering stunning views of the River Thames.

Key Features:

53 sq. M. Of internal space (570 Sq Feet)

Full-length balcony with river views

Open-plan kitchen/living area

Modern integrated appliances

Large double bedroom with built-in storage

High-spec bathroom

11th floor with lift access

Chain free and EWS1 compliant, Long lease

Residents Enjoy:

24-hour concierge

Gym, pool, steam room & Jacuzzi

On-site Sainsbury's, pharmacy, cafés, restaurants, and more

Pontoon Dock DLR and Thames Clipper Pier on your doorstep

This apartment is ideal for first time buyers or investors seeking a well-connected home in a vibrant riverside community. Offered chain free

Leasehold: 999 years

Service Charge: £3445 per annum

Ground Rent: £240 per annum

Council tax: Band D



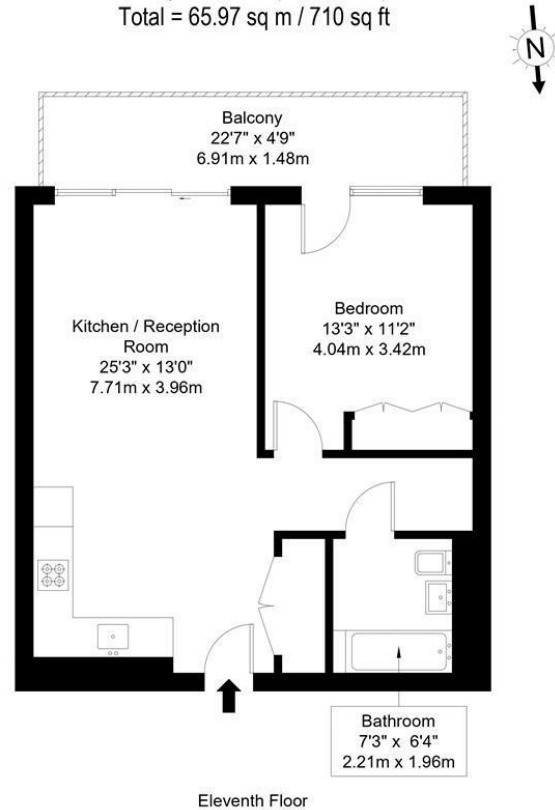


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Approx Gross Internal Area = 55.74 sq m / 600 sq ft

Balcony = 10.23 sq m / 110 sq ft

Total = 65.97 sq m / 710 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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