



**Shackleton Way London E16 2XW**  
**Stunning 2 Bedroom Split Level Maisonette In Royal Albert Wharf Riverside Development £510,000 L/H**



Nestled in the sought-after Royal Albert Wharf development, this stunning and well-presented two-bedroom split-level maisonette offers an exceptional blend of contemporary living and riverside tranquility. The property boasts a spacious open-plan lounge and kitchen, complete with integrated appliances, perfect for modern living. The ground floor also features a convenient cloakroom and ample storage space in the utility room and access to a private terrace.

Upstairs, two generous double bedrooms await, both with built-in wardrobes. The master bedroom benefits from a sleek ensuite bathroom, while a stylish family bathroom serves the second bedroom. Residents can enjoy the communal garden and the convenience of an allocated underground gated parking space.

Additionally, the property benefits from a valid EWS1 certificate with an A2 rating, ensuring compliance with current fire safety standards for peace of mind.

Ideally located just a short walk from Gallions Reach DLR station, the property offers excellent transport links. It is also within walking distance of the vibrant Cafe Spice Namaste and the trendy Well Bean Co Cafe, offering residents easy access to some of the best local dining and leisure options. This maisonette is perfect for those seeking a spacious, modern home in a desirable riverside location.

**Entrance Via**



front door to:

**Hall Way**

double glazed window to front elevation - radiator - power points - storage cupboard - doors to:

**W/C**



low flush w/c - vanity sink unit - heated towel rail - tiled splash backs - tiled floor covering.

**Lounge/Kitchen**



double glazed window to front elevation - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point hob and extractor fan over - integrated fridge/freezer - integrated dishwasher - splash backs - power points - two radiators - wood effect floor covering - door to terrace - door to utility room which houses space and plumbing for washing machine, consumer unit, electric meter and HRV Q plus ventilation system.





**Bathroom**



**En Suite**



three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

three piece suite comprising of a shower cubicle - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

**Bedroom 1**



**Bedroom 2**



**First Floor Landing**

storage cupboard - power points - carpet to remain - doors to:

double glazed window to front elevation - radiator - built in wardrobe - power points - carpet to remain - door to en suite.

double glazed window to front elevation - built in wardrobe radiator - power points - carpet to remain.



Communal Garden



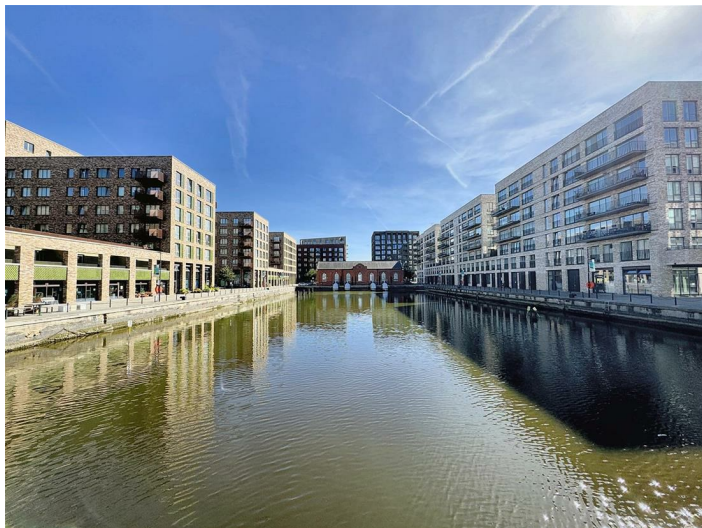
Royal Albert Wharf



Parking Space







There are flood defences nearby by way of the Royal Docks pumping station.

An Ofcom online search shows that there is the following coverage via the following mobile networks:  
EE: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.  
Three: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.  
O2: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.  
Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains water, mains sewerage and is heated via radiators with a communal heating system (you pay for what you use and do not have control over the supplier).

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

#### **Referral Services**

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follows and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors  
£240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

#### **Disclaimer**

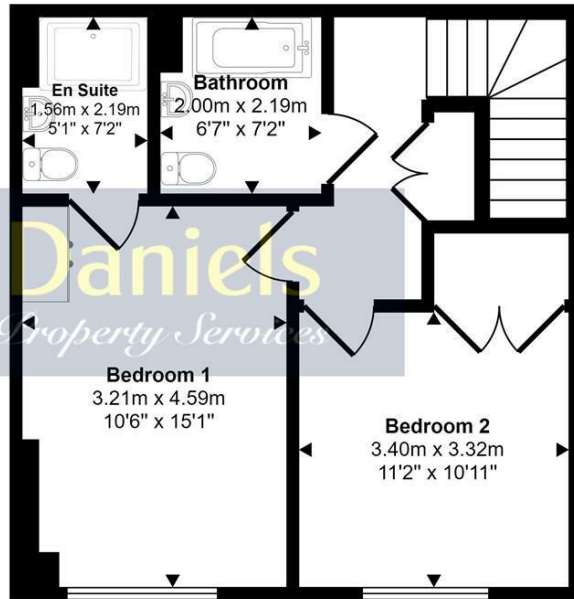
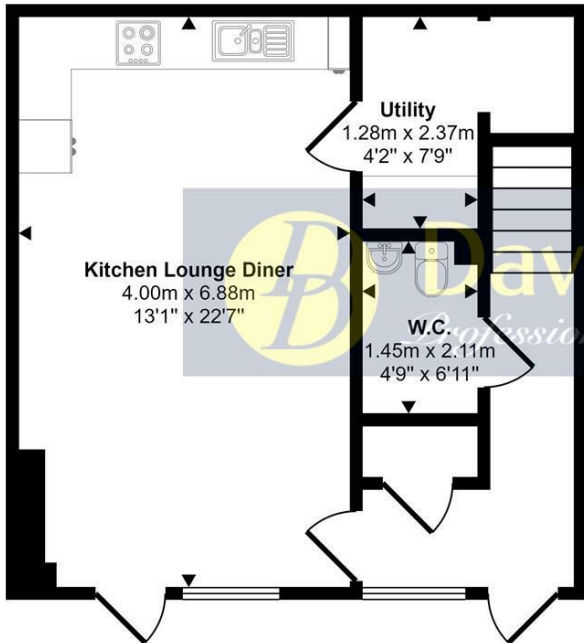
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



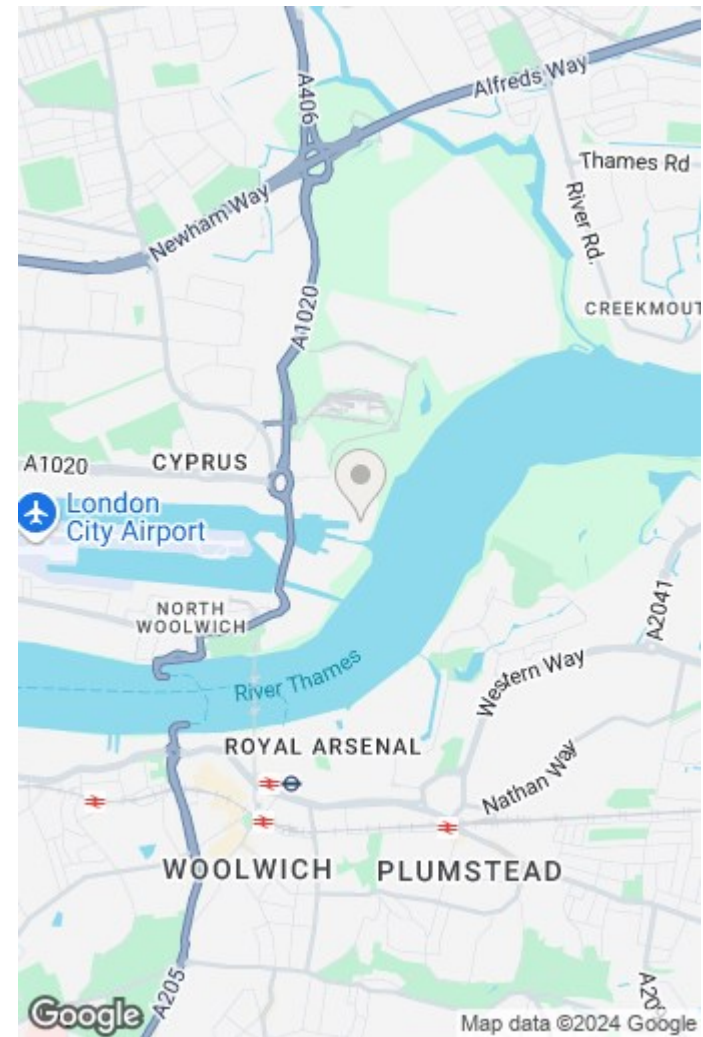
#### **Additional Information:**

The lease has 118 Years remaining.  
The current service charge is £2720.00 per annum and is reviewed yearly.  
The ground rent is £360.00 per annum.  
Council Tax London Borough of Newham Band E.  
Parking: Allocated underground gated parking space

Approx Gross Internal Area  
83 sq m / 896 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



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