



## ROYAL CREST AVENUE, E16

**£1,200,000**

Spacious four bedroom townhouse in Royal Wharf, E16. The property is in excellent condition and has a south facing garden. Conveniently located within the Royal Wharf Primary School catchment area.

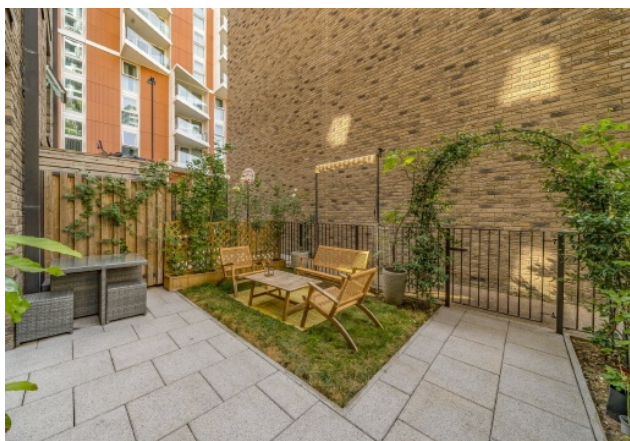
- 24hr Concierge
- Gym, Pool & Spa
- Service Charge: £6,382.06 pa
- Ground Rent: £900 pa
- Lease Length: 987 years
- EPC Rating: B



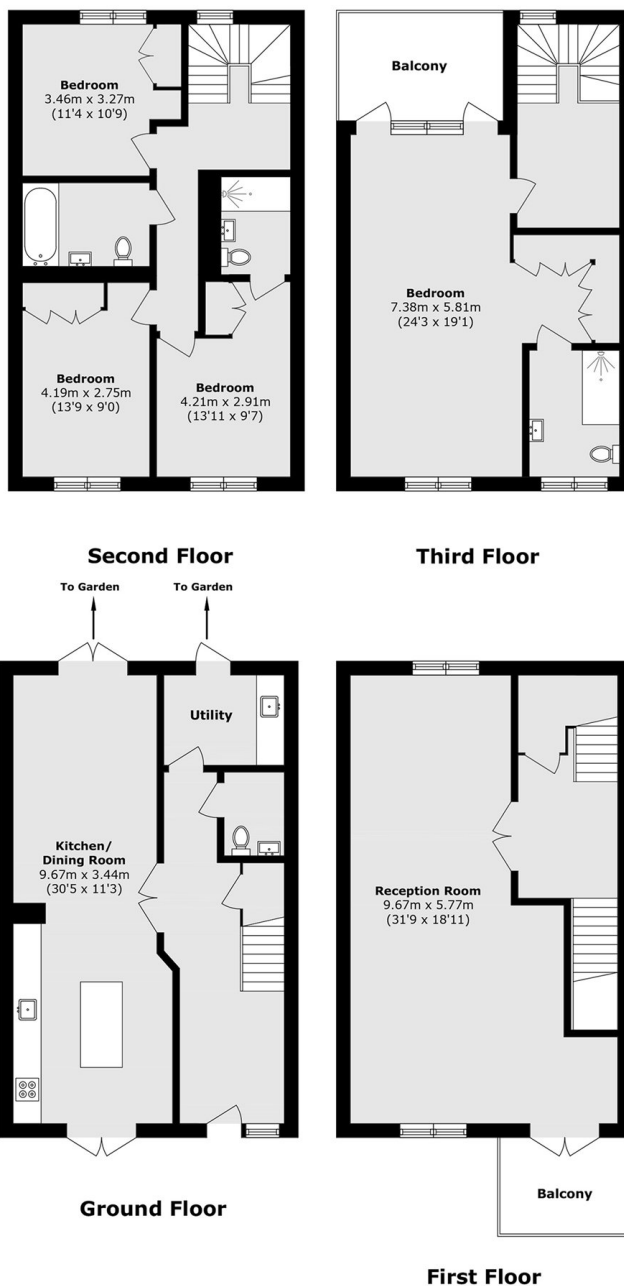
## ABOUT THE HOME

Features include a stylish kitchen, generous reception spaces, private garden and terraces, three bathrooms (one with bidet/smart toilet) and two secure underground parking spaces. Featuring custom made furniture, a pool and ping pong table. Residents benefit from 24 hour concierge, gym, swimming pool and health suite.

Central location within Royal Wharf close to the gym and bus stop. Pontoon Dock DLR is approximately 0.2 miles away, with quick links to Canary Wharf and the City. Royal Wharf Pier is also nearby.







Total area (approx.): 217.0 sq. m (2335.7 sq. ft)

Balcony area (approx.): 13.6 sq. m (146.3 sq. ft)

### LiFE RESIDENTIAL

36 Millharbour, London, E14

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Sales: 020 3668 1033

Lettings: 020 3668 1030

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.