



## James Cook Building, 4 Bonnet Street, London, E16 2YY

**£600 Per Week**

A SPACIOUS 2 BED 2 BATH APARTMENT FOR RENT IN ROYAL WHARF E16

Royal Wharf is a Ballymore development moments from City Airport with amenities including a 25 meter pool, gym and 24 hour concierge. The development offers excellent transport links with Pontoon Dock DLR being a 2 minute walk away providing access to the Docklands and the City of London.

This 12th floor apartment comprises over 800 square feet of space including a large and bright reception room with access to a private South facing balcony, open plan fully fitted kitchen, double bedroom with ample fitted wardrobes, En-suite shower room and access to the balcony. The second double bedroom also has direct access to the balcony and use of an additional luxury bathroom suite.

COMES FURNISHED. AVAILABLE FROM 30.09.2026

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- 813 SQUARE FEET
- RIVER VIEWS
- ON SITE SHOPS INC TESCO'S
- SOUTH FACING
- 2 BED 2 BATH
- ROYAL WHARF E16
- 25 METER RESIDENTS POOL
- 12TH FLOOR
- GYM & 24 HOUR CONCIERGE
- 32 FOOT PRIVATE TERRACE

## James Cook Building, 4 Bonnet Street, London, E16 2YY



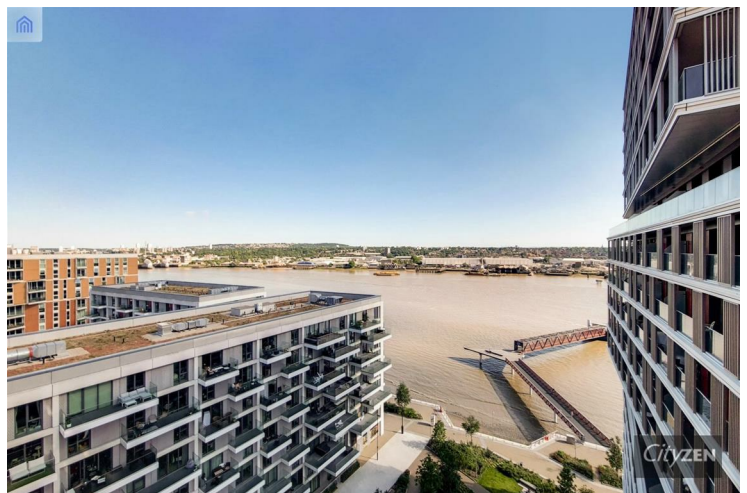
JAMES COOK BUILDING



KITCHEN



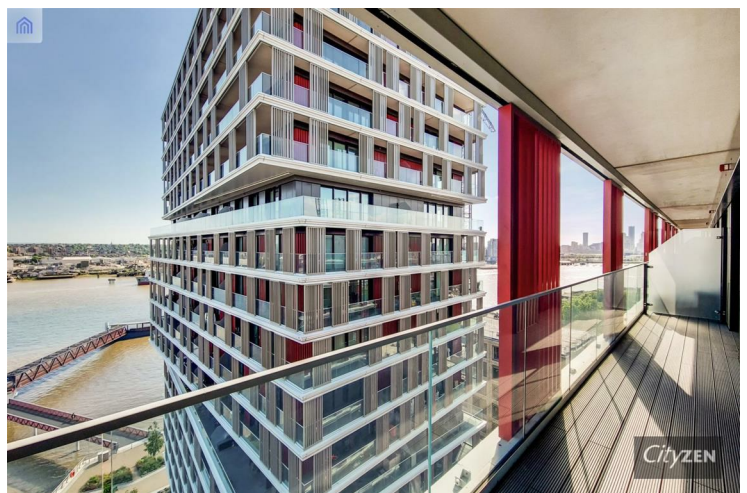
RECEPTION ROOM



VIEW FROM APARTMENT



RECEPTION ROOM



BALCONY

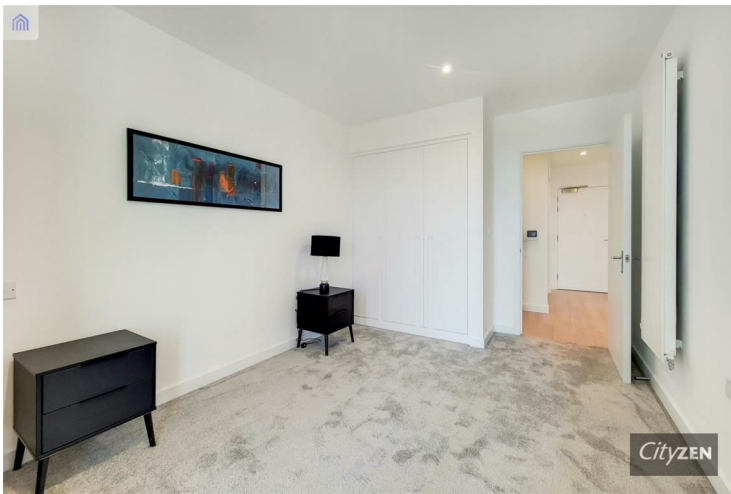
## James Cook Building, 4 Bonnet Street, London, E16 2YY



BEDROOM



SHOWER ROOM



BEDROOM



BATHROOM



BEDROOM

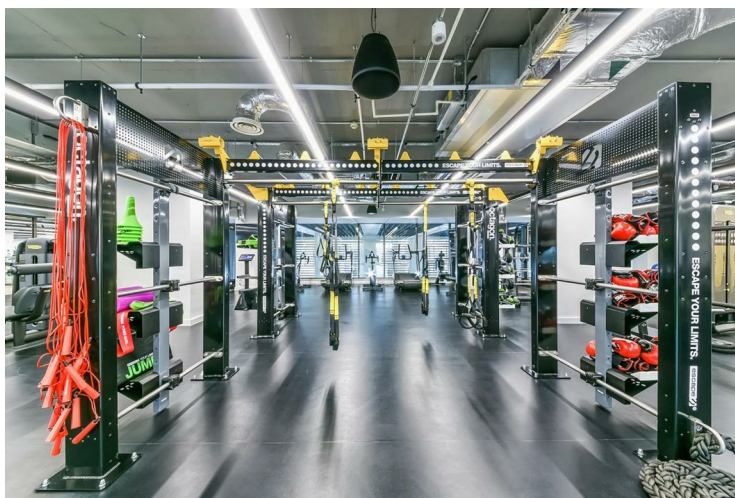


BEDROOM

## James Cook Building, 4 Bonnet Street, London, E16 2YY



GYM

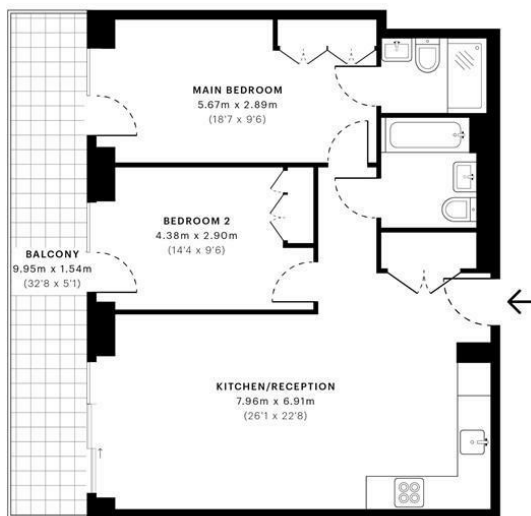


GYM



POOL

→ Z



— Twelfth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
75.52 sqm / 812.89 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools and fixed height  
72.60 sqm / 781.46 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
14.34 sqm / 154.35 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 69.59 sqm / 750.34 sqft  
IPMS 3C RESIDENTIAL: 67.02 sqm / 722.68 sqft  
SPEC ID: 623d0f9544426b00d5d5491440

## 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 &amp; Wales

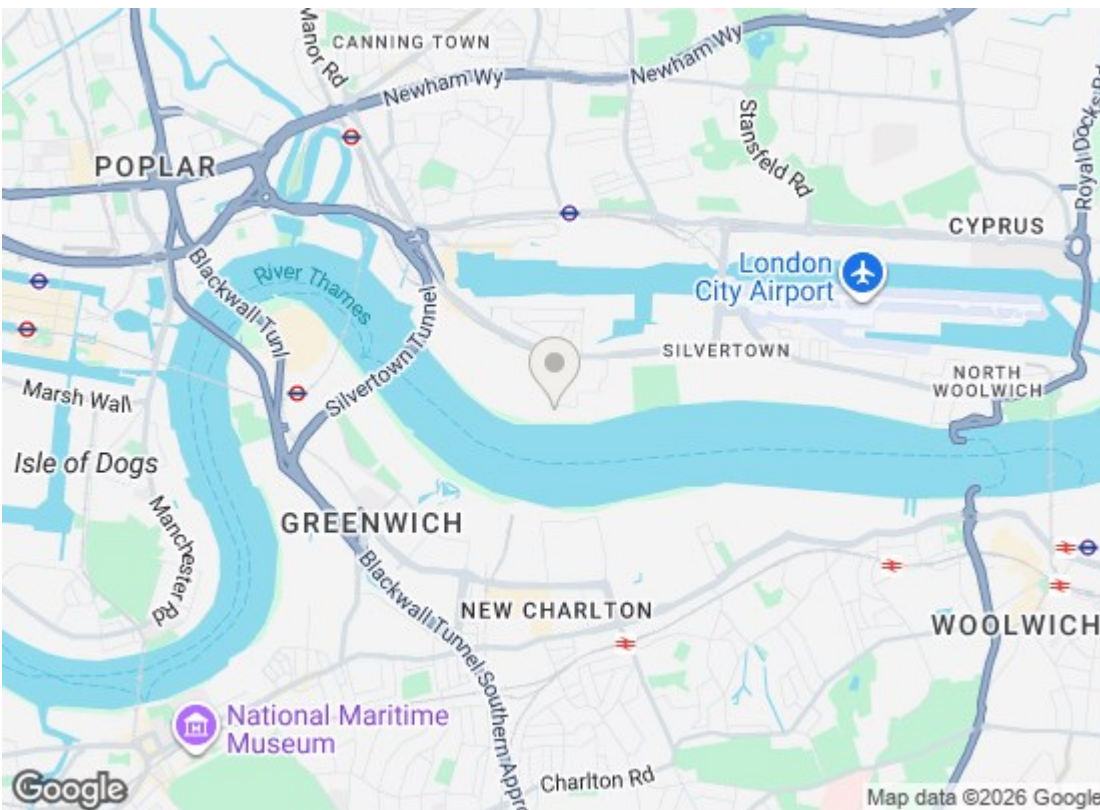
EU Directive 2002/91/EC

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 &amp; Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.