



Shackleton Way London E16 2XS

2 Bedroom 2 Bathroom Apartment In Royal Albert Wharf Riverside Development £435,000 L/H

Nestled within the sought-after Royal Albert Wharf development, this beautifully presented two-bedroom, two-bathroom second-floor apartment offers an excellent blend of contemporary living and riverside tranquillity.

The property features a spacious and inviting lounge which opens seamlessly into the modern kitchen, creating a sociable and practical living space ideal for both relaxing and entertaining. The lounge also provides direct access to a private balcony, offering a pleasant outdoor space to enjoy.

There are two generously sized double bedrooms, with the principal bedroom benefiting from a sleek en-suite bathroom. A stylish family bathroom serves the second bedroom and guests, completing the well-designed accommodation.

Residents can also enjoy access to the communal garden.

The property further benefits from a valid EWS1 certificate with an A2 rating, providing reassurance that the building has been assessed in line with current external wall fire safety requirements.

Ideally positioned within Royal Albert Wharf, the apartment is just a short walk from Gallions Reach DLR station, providing excellent transport connections across London. A selection of popular local cafés, restaurants and leisure amenities are also within easy reach, including Cafe Spice Namaste and Well Bean Co.

Offering spacious accommodation, two bathrooms, a private balcony and allocated parking within a desirable riverside development, this apartment is an excellent choice for those seeking a modern and well-connected home.

The property is also available to purchase on a 35% shared ownership basis. Please contact us for further details.

Entrance Via
communal door to communal hallway - stairs and lift ascending to second floor - door to:

Hallway



wall mounted entry phone - radiator - power point - storage cupboard housing the heating system, ventilation system and washing machine - storage cupboard housing the consumer unit - storage cupboard - wood effect floor covering - doors to:

Lounge



two double glazed windows - radiator - power points - wood effect floor covering - opening to kitchen - double glazed door to:



Balcony



Bedroom Two



double glazed window - radiator - power points - carpet to remain.

Bedroom One



double glazed window - built in wardrobe - radiator - power points - carpet to remain - door to:

Kitchen



double glazed window - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven with four point hob and extractor fan over - integrated fridge/freezer - integrated dishwasher - splashbacks - power points - radiator - wood effect floor covering.



En Suite



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

Bathroom



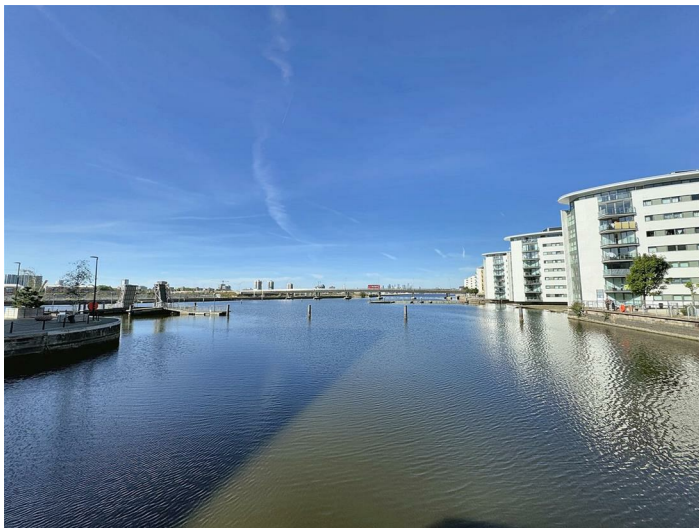
ceiling mounted extraction - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - vanity sink unit - low flush w/c with concealed cistern - tiled splash backs - heated towel rail - tiled floor covering.

Communal Garden



Royal Albert Wharf





Additional Information:

The lease has 116 Years remaining. (125 years from 27/03/2018)
The current service charge is £3,904.76 per annum and is reviewed yearly.

The ground rent is £360.00 per annum.

Ground Rent Review: The ground rent is reviewed every 25 years from the commencement date of the lease (on the 25th, 50th, 75th and 100th anniversaries). At each review, the rent is

adjusted in line with changes in the Retail Prices Index (RPI), as set out in the lease. The reviewed ground rent cannot be lower than the ground rent payable immediately before the review.

The property has an EWS1 with an A2 rating.

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

Council Tax London Borough of Newham Band E.

Parking: No parking available.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

O2: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

Three: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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 communal central heating the supplier is Eon-Heat and cannot be changed, you are billed based upon usage.

The title register states the following: The title includes any legal easements referred to in clause LR11.1 of the registered superior lease but is subject to any rights that are granted or reserved by the superior lease and affect the registered land.

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 follow and will not impact upon the quotes you are given:

Bowling & Co & 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.

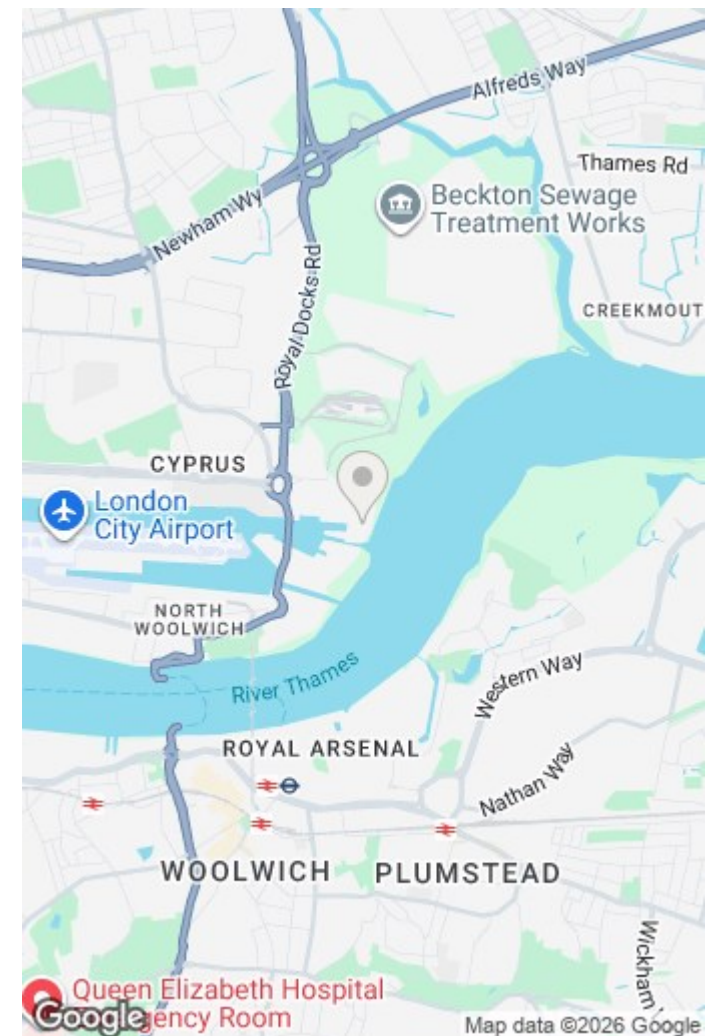
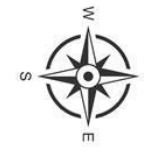
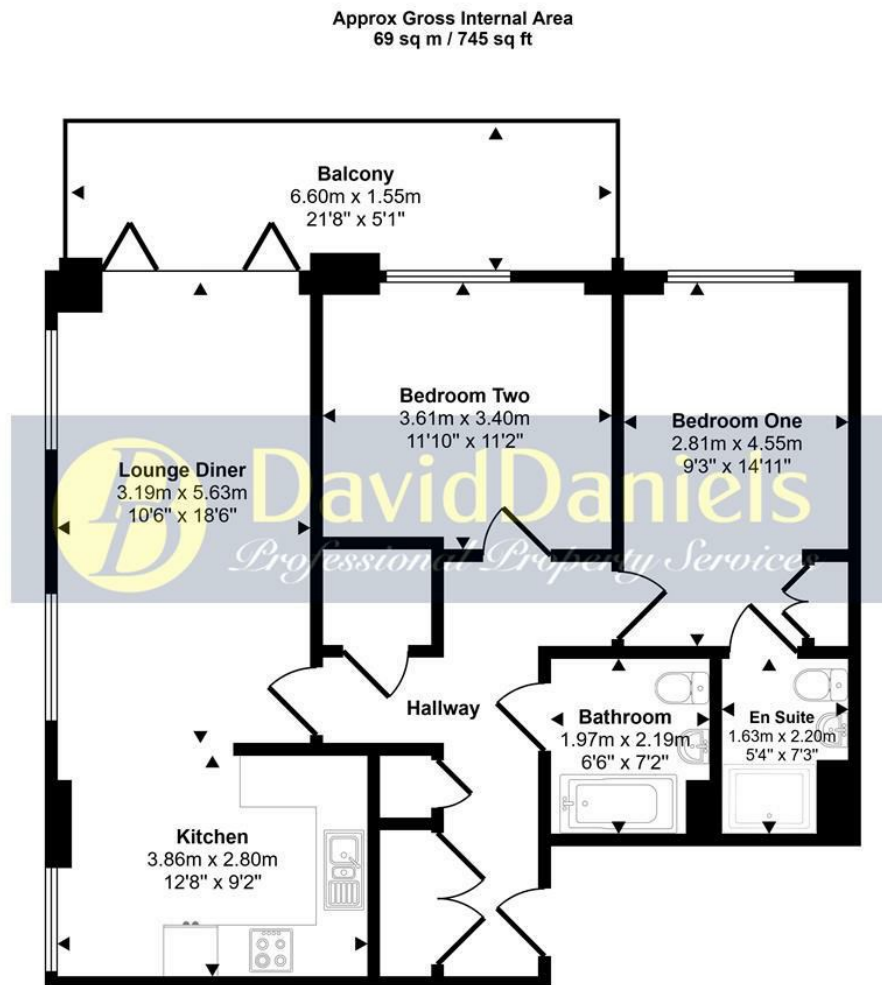
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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

As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes verifying identity and, where applicable, source of funds. Any documentation requested will be used solely for anti-money laundering and regulatory compliance purposes and will be processed securely and confidentially in accordance with our legal obligations. Please note that we are required to complete these anti-money laundering (AML) checks for all buyers and sellers before a sale can proceed, and a memorandum of sale cannot be issued until satisfactory checks have been completed. Where any party is contributing funds towards a purchase (including gifted deposits), they will also be required to undergo the same verification and due diligence checks..

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.



Floorplan

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	