



**1 Mercier Court 3 Starboard Way, London, E16 2JW**

**Asking price £400,000**

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Stunning one double bedroom apartment in the iconic Royal Wharf development. Offering luxury living at its finest, the property features a beautifully finished kitchen and bathroom.

Residents benefit from a 24-hour on-site concierge, a security service as well as access to a state-of-the-art 25,000sq.ft clubhouse and leisure facility.

Ideally situated between Pontoon Dock and West Silvertown DLR stations, the development offers excellent transport links — with Bank reachable in just 15 minutes and Canning Town in 5 minutes. For frequent flyers, London City Airport is under 6 minutes away, and the world-renowned Westfield Stratford Shopping Centre is just a 20-minute journey. Custom House Elizabeth line is also within walking distance.

Leasehold: 988 Years remaining approximately

Ground rent amount: Approx. £3,313.62pa

Review period: Ask agent

Service charge amount: Approx. £480pa

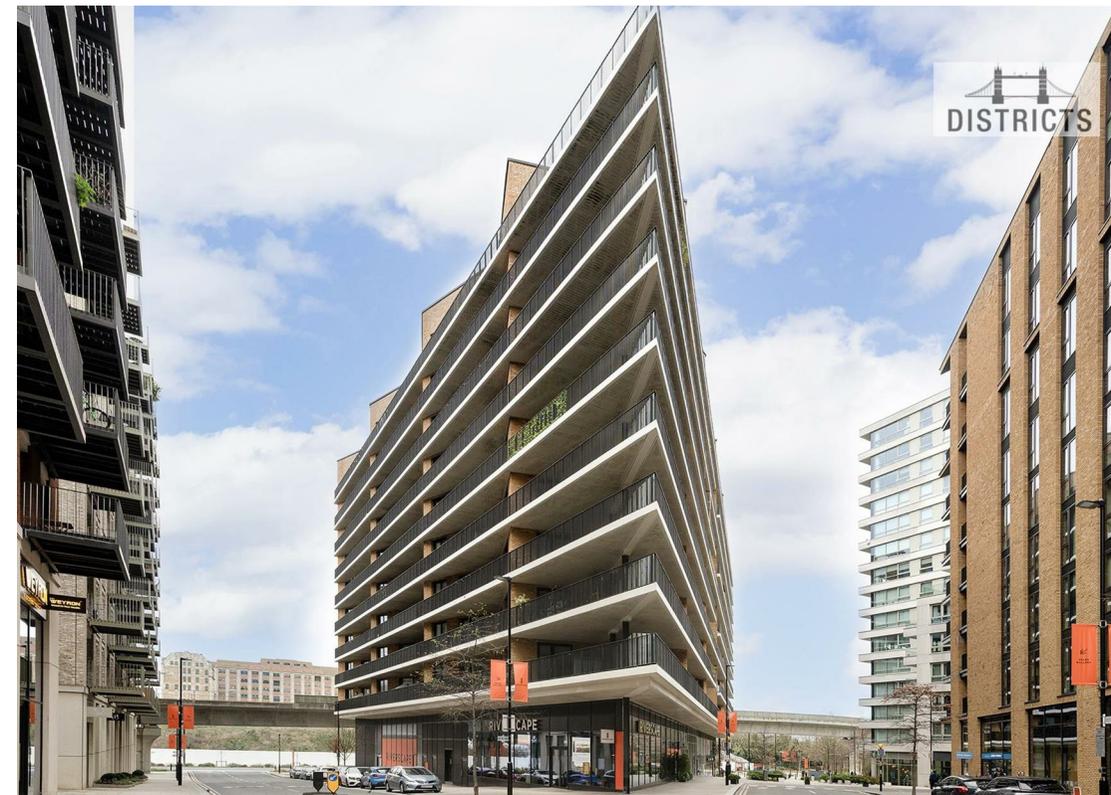
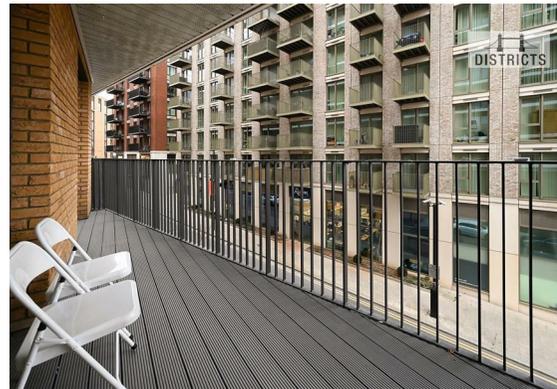
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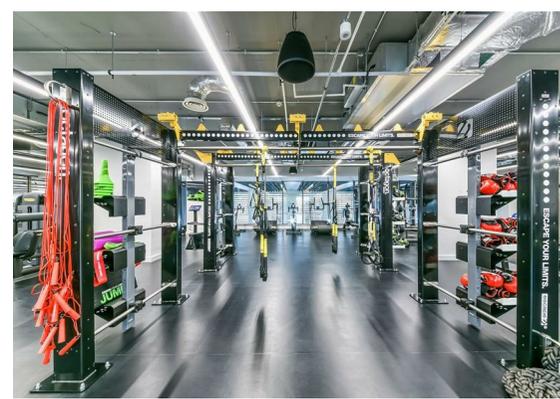
Council tax band: E - Newham

Electricity supply – Mains | Heating & Hot Water – Mains | Water Supply & Sewerage – Mains | Lift Access

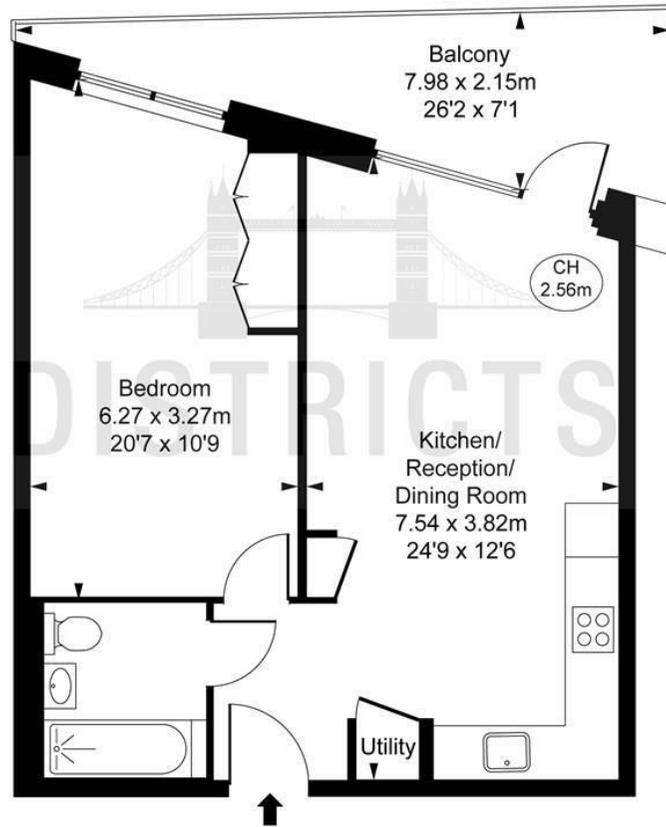
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Newham Council Website.





Mercier Court,  
 Starboard Way, E16  
 Approximate Gross Internal Area  
 54.41 sq m / 586 sq ft  
 ( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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