

Flotilla House

12 Cable Street, E16

Asking Price £375,000

Spacious one bedroom apartment located in the prestigious Royal wharf development. Comprising one double bedroom with built in wardrobes, large open plan reception leading onto a balcony overlooking the landscaped communal gardens.

CHESTERTONS









Flotilla House

12 Cable Street, E16

- One Bedroom
- 595sq ft Internal Living Space
- Award Winning Development
- Large Private Balcony
- On-site Concierge
- Gymnasium and Swimming Pool
- Superb Connection for DLR.
- Coffee Houses and Supermarket in Development

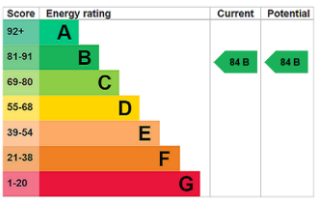


A fantastic one-bedroom apartment situated on the 3rd floor of Flotilla House, part of the highly revered Royal Wharf Development in E16. Offering approximately 600sq ft. of lateral space and boasting superb views, as the property is situated directly on the riverfront.

Each room benefits from floor to ceiling windows, bathing the accommodation in natural light, and the fully fitted, open-plan living-kitchen arrangement, offer direct access on to the generous private balcony. The bedroom is well-proportioned and comes with built-in wardrobes, and there is a luxurious bathroom located just-off the main living area. Residents benefit from 24-hour onsite Concierge and a fully equipped gym and swimming pool as well.

Travel is made supremely easy with Pontoon Dock DLR station within a few hundred metres, offering connections to Canary Wharf in 12 minutes and London City Airport in 4 minutes. The Elizabeth Station at Custom House has also expanded the travel options for local residents, opening up locations further afield such as London's West End, The City of London and Heathrow Airport. Transport options include the award-winning Royal Wharf Pier offering Thames riverboat services to Greenwich, Tower Bridge and Westminster's on site Sainsburys and health centre.

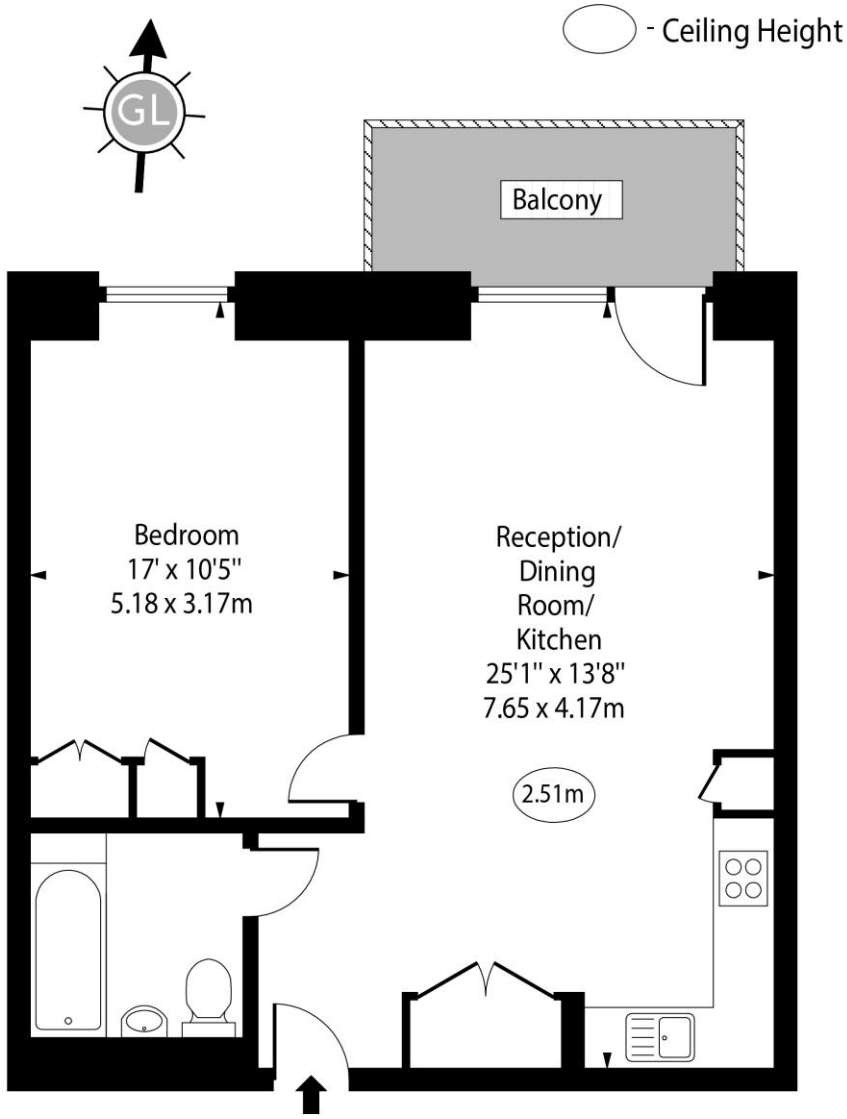
Tenure: Leasehold 987 years approx. remaining.
Service Charge: £3,271 pa approx.
Ground Rent: £480 pa. Increasing every 15th Anniversary from the Commencement Date of the term in line with RPI
Local Authority: Newham
Council Tax Band: D



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Flotilla House,
Cable Street, E16



Third Floor

Approx Gross Internal Area 595 Sq Ft - 55.28 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.
Measured according to the RICS IPMS 2. Not To Scale.
www.goldlens.co.uk
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