



Schooner Road, Royal Wharf E16 2SG

Three Bedroom Luxury Second Floor Apartment - Two Bathrooms £600,000 L/H



Nestled in the desirable Royal Wharf area on Schooner Road, this beautifully presented three-bedroom apartment in Liner House offers a perfect blend of modern living and convenience. Spanning an impressive 88 square metres, this purpose-built residence is offered chain-free, making it an ideal choice for those looking to move in without delay.

The apartment features a spacious main bedroom complete with an en suite shower room, ensuring privacy and comfort. Two additional separate bedrooms provide ample space for family or guests. The heart of the home is the expansive open-plan reception and kitchen area, which seamlessly flows onto a private balcony, perfect for enjoying a morning coffee or evening relaxation.

A modern family bathroom is conveniently located off the open reception and kitchen, catering to the needs of the household. Residents of Royal Wharf enjoy exclusive access to a 24-hour concierge service, as well as a clubhouse that boasts a gym and swimming pool, enhancing the lifestyle on offer.

The location is particularly advantageous, with Pontoon Dock DLR station just a short distance away, providing excellent transport links into the city. Additionally, the Thames Clipper pier nearby offers a scenic route along the river, making commuting a pleasure. For those who appreciate green spaces, the beautiful Thames Barrier Park is also within easy reach.

This apartment is not just a home; it is a lifestyle choice in a vibrant community. With its modern amenities and prime location, it presents an exceptional opportunity for both first-time buyers and those looking to invest in a thriving area.

Please note: the photographs were taken prior to the current tenant's occupation.



Entrance Via

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

Hallway

storage cupboards - wall mounted entry phone - power points - doors to:

Main Bedroom



double glazed windows - built in wardrobe - radiator - power points - carpet to remain - door to En-suite:



En suite



shower cubicle - wall mounted wash basin - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

Bedroom Two



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

Bedroom Three



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

Kitchen/Reception



double glazed windows - range of eye and base level units incorporating a sink with mixer taps - built in oven with four point hob and extractor fan over - integrated fridge/freezer - integrated washing machine - integrated dishwasher - tiled splash backs - radiator - power points - door to balcony:



Balcony View



Balcony



Bathroom



three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted wash basin low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

Additional Information:

The lease has 986 Years remaining (999 years from 1/1/2014).
 The current service charge is £5,557.52 per annum and is reviewed yearly.
 The ground rent is £480.00 per annum.
 Council Tax London Borough of Newham Band E.
 EWS1 Grade A1 (Dated 20/02/2020)

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 in a typical home, as well as outdoors.

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, superfast 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 wall mounted radiators.

The title register states the following:

(11.09.2017) The Lease prohibits or restricts alienation.
 (11.09.2017) The registered lease dated 27 July 2017 grants the exclusive use of the balcony.
 (11.09.2017) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
 (11.09.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of clause 7 of the fourth schedule of the registered lease have been complied with.
 (16.01.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 January 2019 in favour of Godiva Mortgages Limited referred to in the Charges Register.

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.

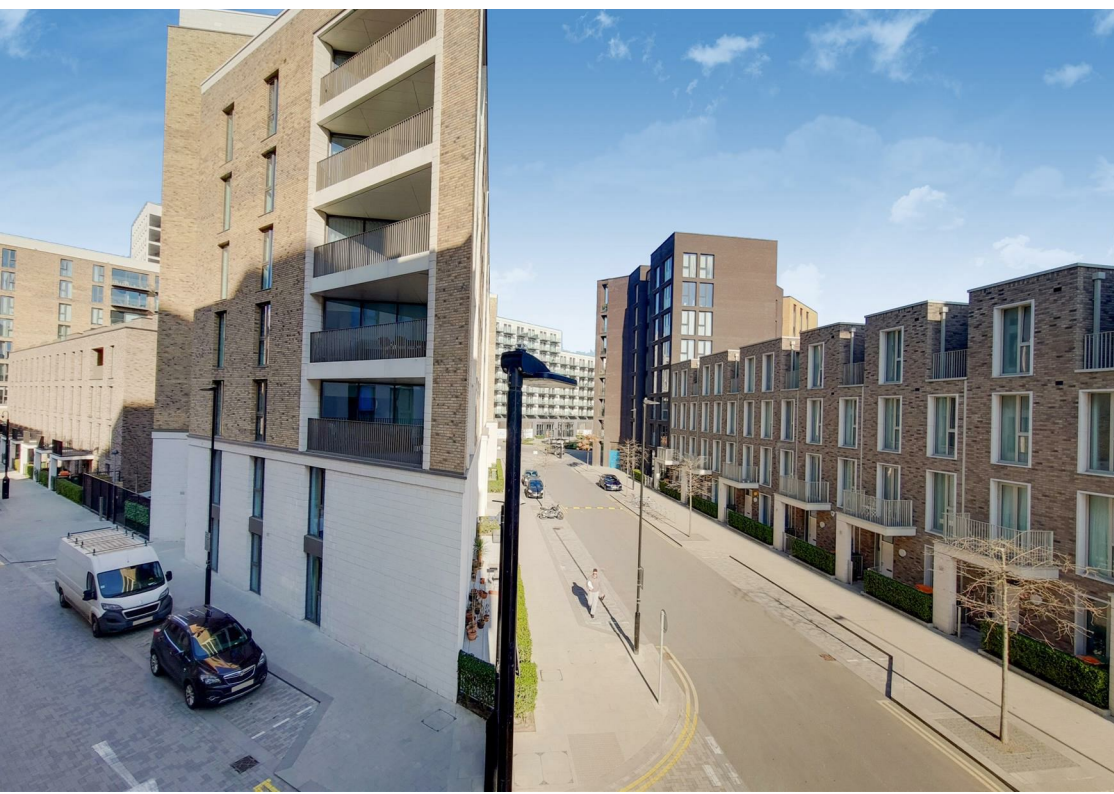
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

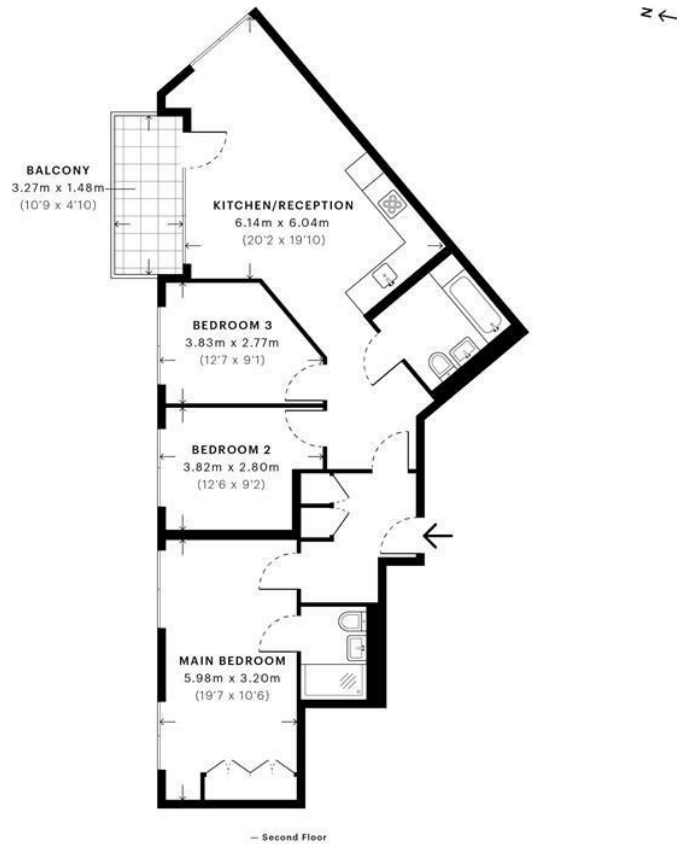
Please get in touch should you require a quotation and we will be pleased to organise this for you.

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.





GROSS INTERNAL AREA (GIA)
The footprint of the property
88.57 sqm / 953.36 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
84.87 sqm / 913.53 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.75 sqm / 51.13 sqft

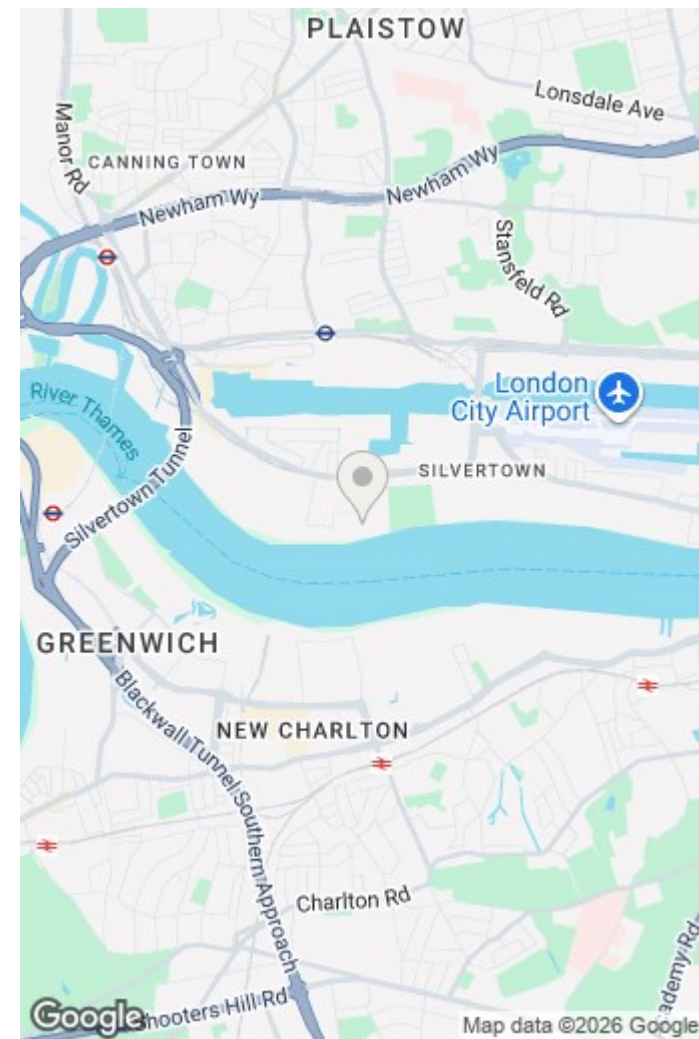
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



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: 93.32 sqm / 1004.49 sqft
IPMS 3C RESIDENTIAL: 89.62 sqm / 964.06 sqft

IPMS ID: 62330759d0dc90e58ce88fa



| 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 | |

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.