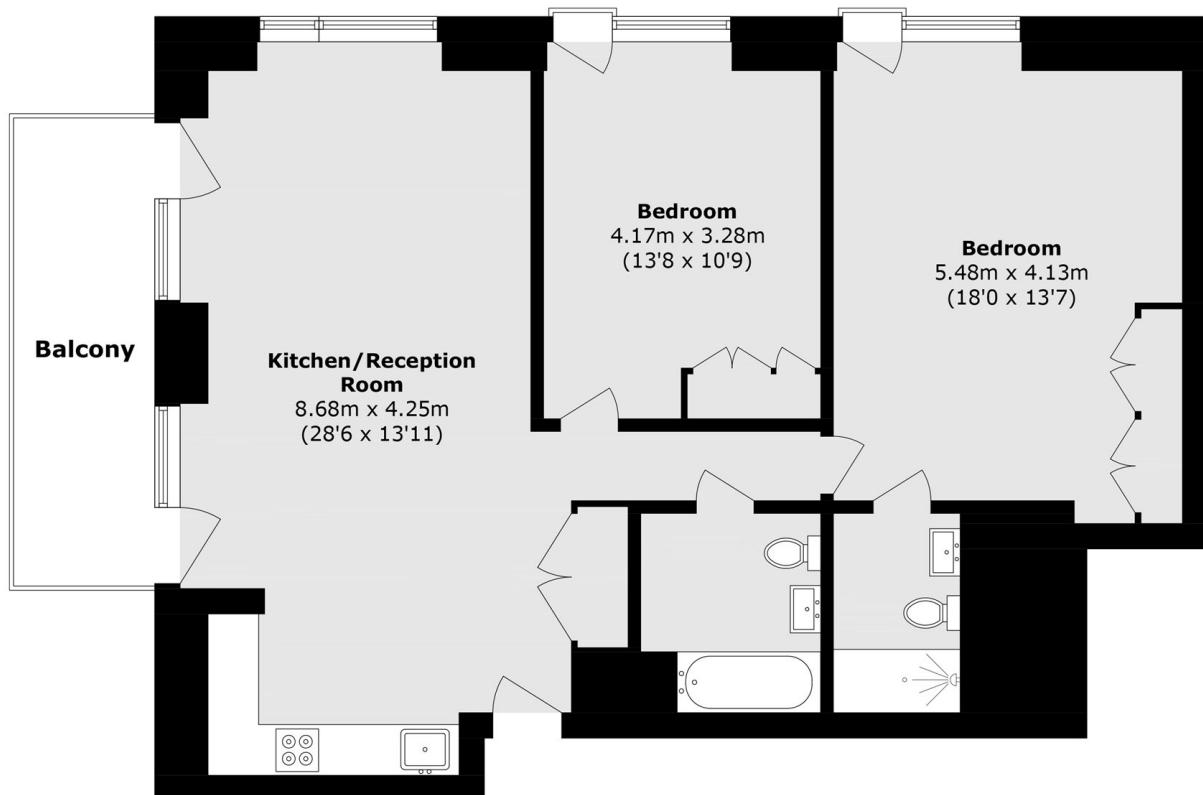


## ROYAL CREST AVENUE, E16

**£530,000**

A dual aspect, two bedroom, two bathroom property in John Cabot House. This spacious apartment offers an open plan reception/kitchen with modern appliances and access to a private balcony, two double bedrooms, both of which offer built in storage, and one with en suite.

- Two Bedrooms
- 24 Hour Concierge
- Gym
- Lease Length 987 Years
- Ground Rent £650
- Service Charge £5,500



Total area (approx.): 93.4 sq. m (1005.3 sq. ft)  
 Balcony area (approx.): 9.2 sq. m (99 sq. ft)

**LiFE RESIDENTIAL**

16 Royal Crest Avenue,  
 London, E16 2TQ  
 Sales: 020 3846 3332  
 Lettings: 020 3846 3311

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.