



Echo Court

21 Admiralty Avenue, E16

Asking Price £525,000

A spacious 814sq ft 4th floor 2-bedroom 2-bathroom apartment in Echo Court in the sought-after Royal Wharf development. The property benefits from a spacious & bright open-plan reception room / kitchen, as well as 2 double bedrooms, & 2 bathrooms.

CHESTERTONS



Echo Court

21 Admiralty Avenue, E16

- 814sq ft 4th floor 2-bedroom 2-bathroom apartment.
- Dual aspect with bright SW-facing reception room.
- Luxury development with full leisure facilities.
- Many on-site shops, cafes & amenities.
- Excellent transport links.
- Offered chain-free.



A spacious, & luxurious 814sq ft 4th floor 2-bedroom 2-bathroom apartment in Echo Court in the sought-after Royal Wharf development. The property benefits from a spacious & bright Southwest-facing open-plan reception room / kitchen, as well as 2 double bedrooms, & 2 bathrooms (1 en suite) with a high specification, modern finish throughout.

Royal Wharf offers residents 24 hour concierge & site security, full leisure facilities including an extremely large gym & swimming pool, as well as an array of shops ranging from ice cream parlours, & coffee shops, to hairdressers / beauticians. There is also an on-site primary school.

Royal Wharf is located proximally to both Pontoon Dock & West Silvertown DLR stations; Royal Wharf Pier (for Thames Clipper services to Westminster & beyond) is on-site. Further transport links include: London City Airport, only 2 stops away on the DLR, and the new Elizabeth Line station at Custom House is less than a mile away.

Offered chain-free.

Tenure: Leasehold 986 years approx. remaining.

Service Charge: £5,089.28 pa approx..

Ground Rent: £600 pa.

Local Authority: Newham

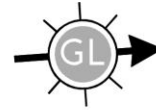
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	82 B	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

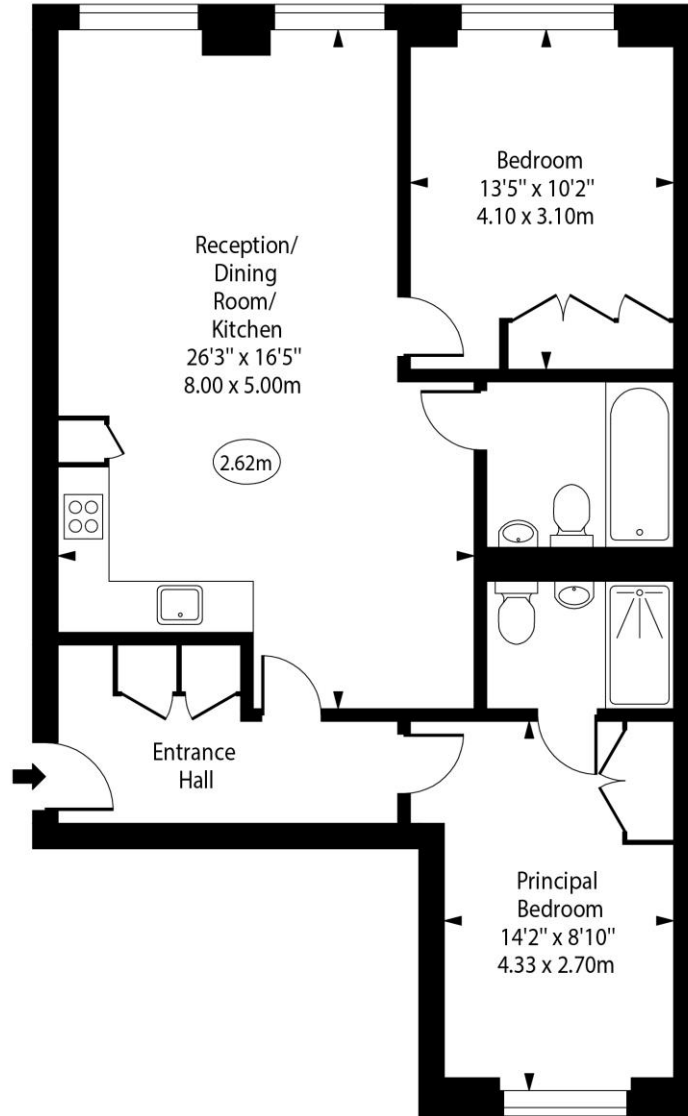
Chestertons Canary Wharf & Greenwich Sales

Harbour Island
 28 Harbour Exchange Square
 London
 E14 9GE
 canarywharf@chestertons.co.uk
 020 7510 8300
 chestertons.co.uk

Echo Court,
Admiralty Avenue,
Royal Wharf, E16



○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 814 Sq Ft - 75.62 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. Not To Scale.

www.goldlens.co.uk

Ref. No. 031128IG

