



## ADRIATIC APARTMENTS, ROYAL VICTORIA, E16

**SSTC**

**£350,000** Leasehold

One Bedroom Apartment | Allocated Parking Space Included | Fourth Floor | No Onward Chain | Dock Views | Open Plan Reception Room | 24 Hour Concierge | Residents Gym | Heating & Hot Water Included In Service Charge | Moments From Royal Victoria DLR Station

- Allocated Parking
- Dock views
- EWS1 compliant
- Modern development
- No Onward Chain
- One bedroom

Offered to the market with no onward chain is this modern one bedroom, fourth floor apartment which offers amazing views towards the dock from the reception room and includes an allocated parking space.

The property comprises entrance hall with cupboard, open plan reception room with floor to ceiling windows and fitted kitchen, double bedroom and modern family bathroom.

The development has a 24 hour concierge and residents gym.

Heating and hot water is included within the service charge.

Adriatic Apartments is moments away from Royal Victoria DLR station and is within a very short walk to the Elizabeth line so for anyone who wants a quiet location with easy access into Canary Wharf and the City, this is the perfect place.

Tenure: Leasehold (135 years)  
Ground Rent: £200 per year  
Service Charge: £4,850 per year



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Fourth Floor



## Adriatic Apartments

Approximate Gross Internal Area  
Total = 48.2 sq m / 519 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.