



COMMODORE HOUSE, ROYAL WHARF, E16

£850,000 Leasehold

Three Bedroom Apartment | Seventh Floor | One Allocated Parking Space | Full Width L-Shaped Balcony | Ample Storage | No Onward Chain | Two Bathrooms | High Specification Finish | Modern Kitchen With Integrated Appliances | 24 Hour Concierge | Residents Clubhouse

- 24 hour concierge
- High specification finish
- Modern development
- No Onward Chain
- Seventh floor
- Three bedrooms
- Two bathrooms
- Full width L-shaped balcony
- Access to residents

Offering approximately 1178 sq ft of internal living space is this modern three bedroom apartment which is set within the gated block of Commordore House, which forms part of the ever popular Royal Wharf development.

Situated on the 7th floor, the apartment comprises entrance hall with ample storage, large dual aspect open plan reception room, fully integrated kitchen with base and wall units, master bedroom with en-suite shower room and built-in wardrobes, two further bedrooms and family bathroom.

The apartment also features a full width, L-shaped balcony that can be accessed from all principle rooms. All principle rooms include floor to ceiling windows which provides the apartment with an abundance of natural light.

An underground parking space is also included.

Royal Wharf provides residents with a 24 hour concierge service, communal gardens, a really impressive 25,000 sq ft clubhouse that includes a 25m swimming pool, hydro-pool, sauna, steam room and fully equipped gym.

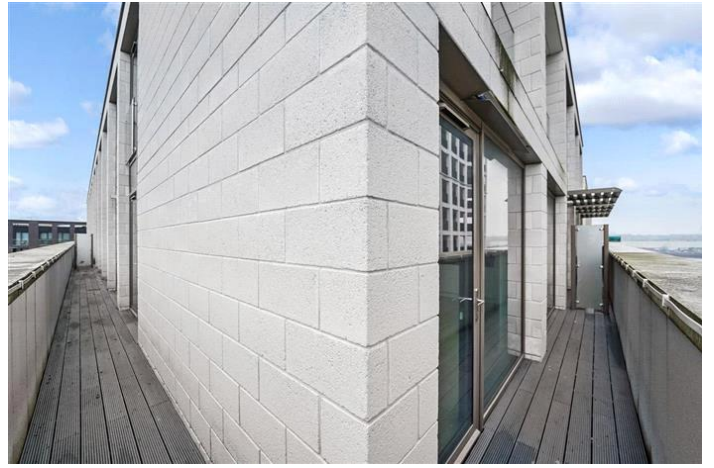
The development provides a variety of on site shops and restaurants as well as a dentist, GP practice and a school.

The development is supported by two DLR stations (Pontoon Dock & West Silvertown), with connectivity bolstered by the award-winning Royal Wharf Pier – London's newest and longest riverboat terminal.

Tenure: Leasehold (990 years)

Ground Rent: £780 per year

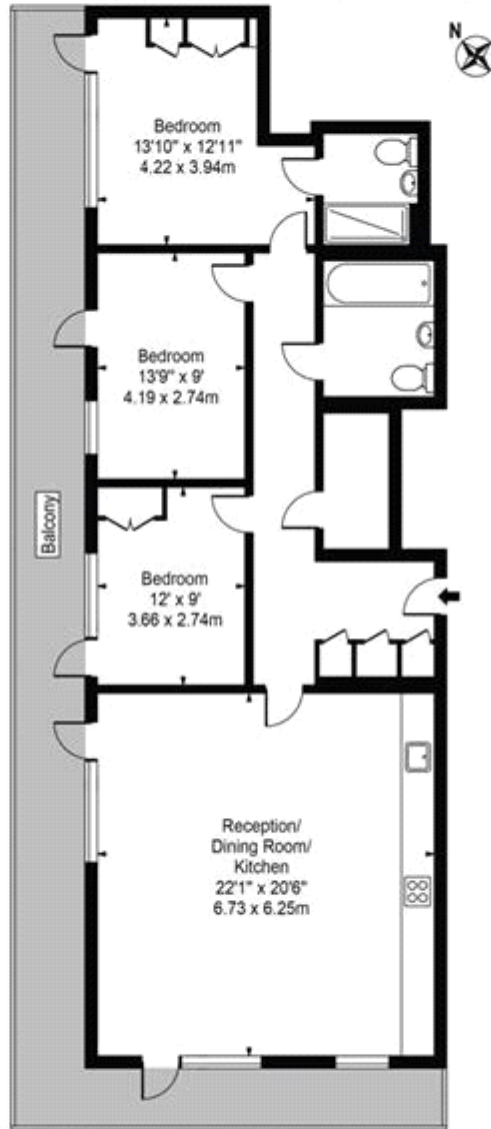
Service Charge: £6,300 per year



COMMODORE HOUSE, ROYAL WHARF, E16

£850,000 Leasehold

**Commodore House,
Schooner Road, E16 2PT**
Approx. Gross Internal Area 1178 Sq Ft - 109.44 Sq M



Seventh Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(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	

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.