



## LAKER HOUSE, ROYAL WHARF, E16

£630,000 Leasehold

Two Bedroom Apartment | Direct River Views | Two Balconies | One Parking Space | Two Bathrooms | Open Plan Reception Room | Fully Equipped Kitchen | Fourth Floor | Furnished | High Specification Finish | 24 Hour Concierge | Residents Gym | Swimming Pool | Close To Pontoon Dock DLR

- No Onward Chain
- River Views
- Two bathrooms
- Two Double Bedrooms
- Two private balconies
- Parking space

Welcome to Royal Wharf!

Located in Laker House and offering direct views of the River Thames from all principle rooms, is this fantastic two bedroom apartment.

The property boasts an abundance of natural light and comprises open plan reception room with private balcony and fully fitted kitchen, master bedroom with built-in wardrobes and en-suite shower room, second double bedroom with private balcony and a main bathroom.

The property includes floor to ceiling windows and it has been finished to an excellent standard.

One parking space is included with this property (the car park is located in a different block).

Royal Wharf features a 24 hour concierge, gym, swimming pool and a range of on-site amenities including Sainsburys, Starbucks, a pharmacy and many more.

Located within close proximity to Pontoon Dock DLR, local bus routes and London City airport.

Council Tax Band: E

Tenure: Leasehold (990 years)

Ground Rent: £660 per year

Service Charge: £4,885 per year

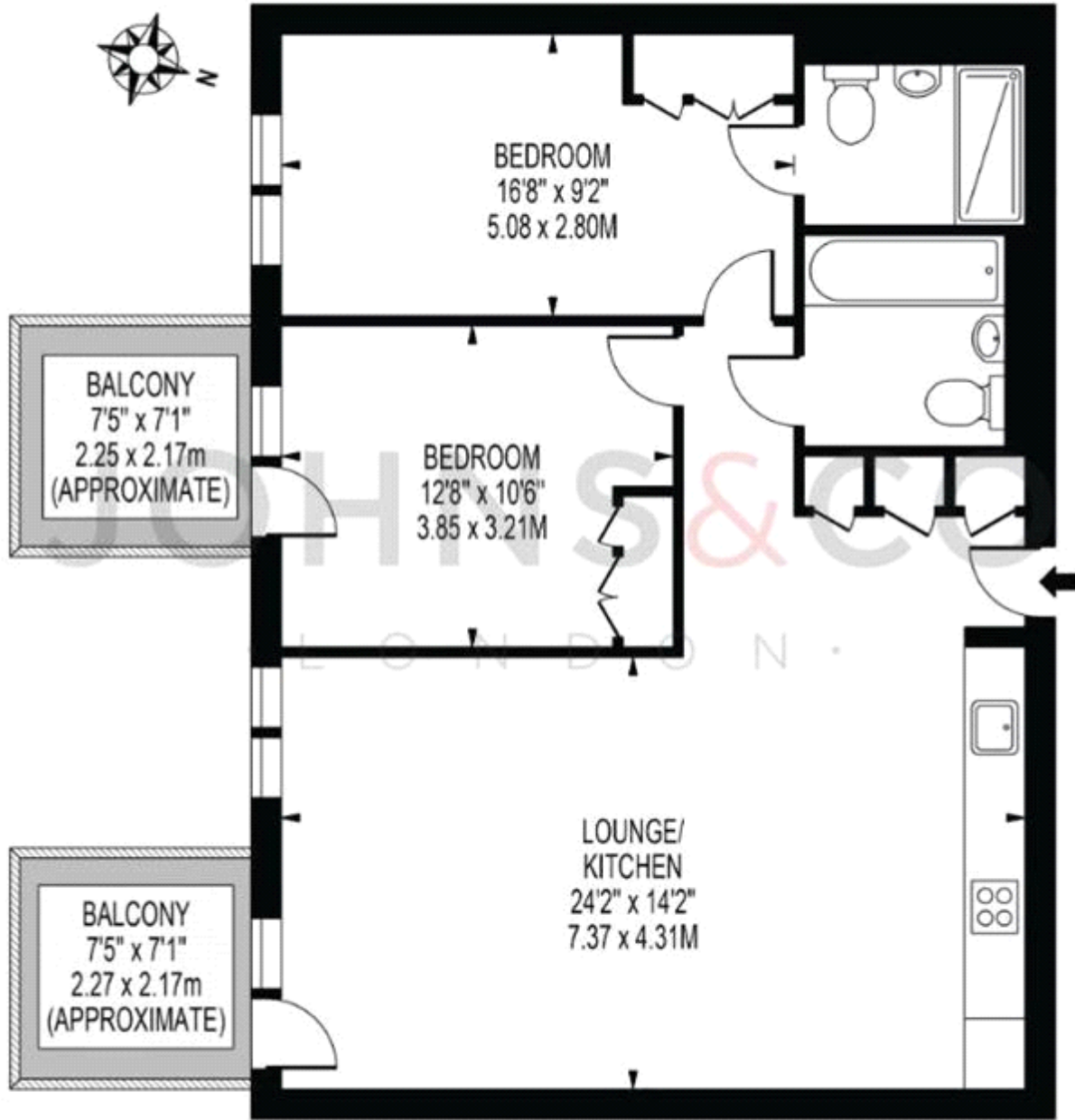
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# LAKER HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 830 SQ FT - 77.15 SQ M



## FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	85
(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.