



FLOTILLA HOUSE, ROYAL WHARF, E16

£650,000 Leasehold

Two Double Bedroom Apartment | Eighth Floor (Top Floor) | Direct River Views | Parking Included | Large Private Balcony | No Onward Chain | Two Bathrooms | Open Plan Reception Room | 24 Hour Concierge & Security | Residents Gym & Pool | Close To Local Transport Links

- No Onward Chain
- Parking
- Private Balcony
- River Views
- Top floor
- Two bathrooms
- Two bedrooms

Boasting approximately 863 sq. ft of internal accommodation, this eighth floor (top floor) apartment is superbly appointed and enjoys direct River views from all principal rooms.

Offered to the market with no onward chain, the apartment comprises entrance hall with a built-in storage cupboard, a bright and airy open plan living area with a fitted kitchen and access to the private balcony, master bedroom with a built-in wardrobe and en-suite shower room, second double bedroom with a built-in wardrobe and main family bathroom.

The apartment also includes parking within the development.

Flotilla House forms part of the hugely popular Royal Wharf development. The development offers an exceptional range of amenities including restaurants, bars, cafés, delis and state of the art leisure facilities including a 20,000 square foot gym and health suite with 25ft lap pool. The green open spaces of Thames Barrier Park also lie adjacent with views over the river and the Thames Barrier itself.

For commuters, Pontoon Dock DLR Station is located just moments away, Elizabeth Line at Custom House is within walking distance and the pier for the Thames Clipper is also on the doorstep.

Council Tax Band: E

Tenure: Leasehold (992 years)

Ground Rent: £660 per year

Service Charge: £4,500 per year

To check broadband and mobile phone coverage please visit Ofcom here [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.gov.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)



FLOTILLA HOUSE, ROYAL WHARF, E16
£650,000 Leasehold

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