



*Hawks* 

# To Let

5 Starboard Way | London | E16

Studio

£1,700 Per Month | Furnished

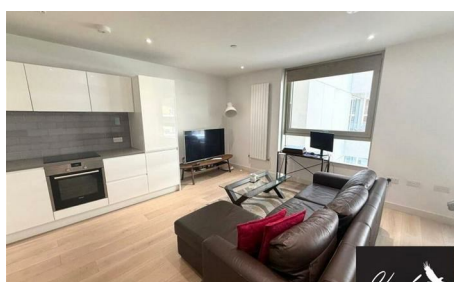
1 Reception | 0 Bedroom | 1 Bathroom

- Available 15th September
- Modern Studio Apartment
- Fully Integrated Kitchen
- 24-hr Concierge & Security
- Gym, Swimming Pool & Spa Facilities
- Shops and Restaurants Onsite
- Located within the Royal Warf Development
- Excellent Transport Links | 0.1mi to Pontoon Dock DLR
- EPC | B



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FREEDOM TO MOVE





## CORSAIR HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 394 SQ FT- 36 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(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	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks Estate Agents are presenting this beautiful Studio apartment providing luxury living accommodation within the prestigious Royal Warf Development.

The property conveniently placed on the 1st floor, enjoys a bright open-plan kitchen, large bedroom and an additional separate bathroom.

Resident's benefits include a 24-hour concierge, residents' gym, swimming pool and spa facilities. Excellent local transport links include Pontoon Dock DLR station at only 0.1mi providing easy access to Canary Wharf, the City, Stratford and Greenwich.

Royal Wharf is a landmark riverside Development set within a village style arrangement and providing you with a neighbourhood feel. Compromising of a mixture of Town homes, apartments, retail and commercial space, Royal Wharf is a vibrant Development with textured neighbourhood, focused around a lively central High Street a broad market square and a rolling Riverside park.

The apartment needs viewing to be fully appreciated - call now to book in before it is too late!

All tenancies are subject to referencing: Credit check, landlord reference + financial reference.

Council: Newham London, Band D



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