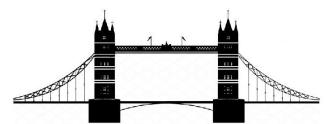




**112, 8, Commodore House Admiralty Avenue, London, E16  
2PZ**



**DISTRICTS**

Guide price £375,000 - £400,000.

A stunning and sought after one bedroom apartment located in the ground-breaking Royal Wharf development. This stunning apartment is the epitome of luxury living with a large balcony and high-quality finished kitchen and bathrooms. The development benefits from landscaped communal gardens and 24-hour concierge and security service. Residents have access to a state of art 25,000 sqft clubhouse with 25m swimming pool, hydro-pool, sauna, steam room, tropical rain shower and fully equipped gym. Onsite there is a community centre, dentist, coffee shop, bistro, Sainsburys, Starbucks and nail bar.

Royal Wharf is conveniently located between Pontoon Dock and Custom House DLR stations with speedy access to Canary Wharf in 12 minutes and London City Airport in 4 minutes.

Leasehold: 992 Years remaining approximately

Ground rent amount: Approx. £450pa

Review period: Ask agent

Service charge amount: Approx. £3,306pa

Review period: Ask Agent

Council tax band: D - Newham

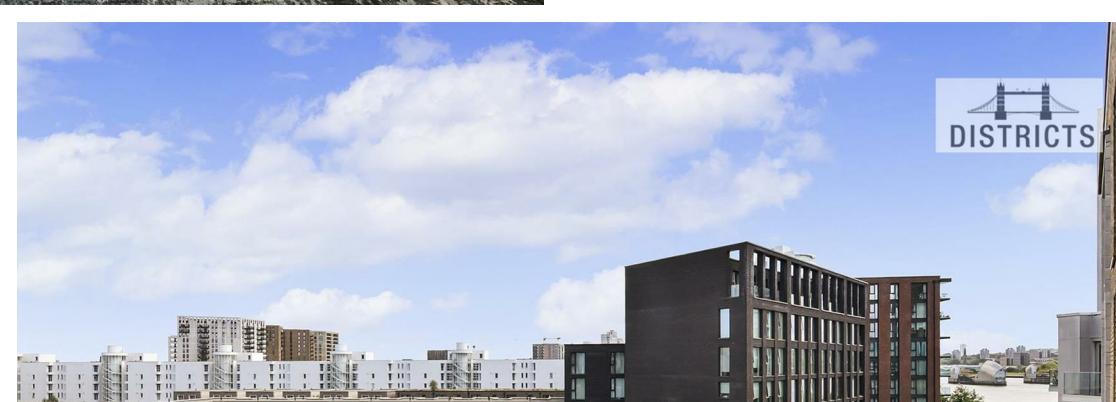
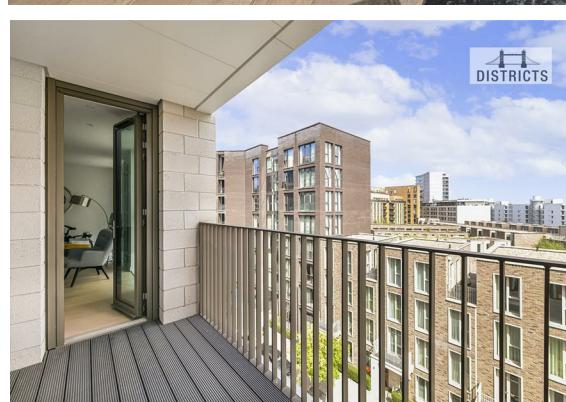
Electricity supply – Mains | Heating, Hot Water & Cooling – Mains | Water Supply & Sewerage – Mains | Lift Access

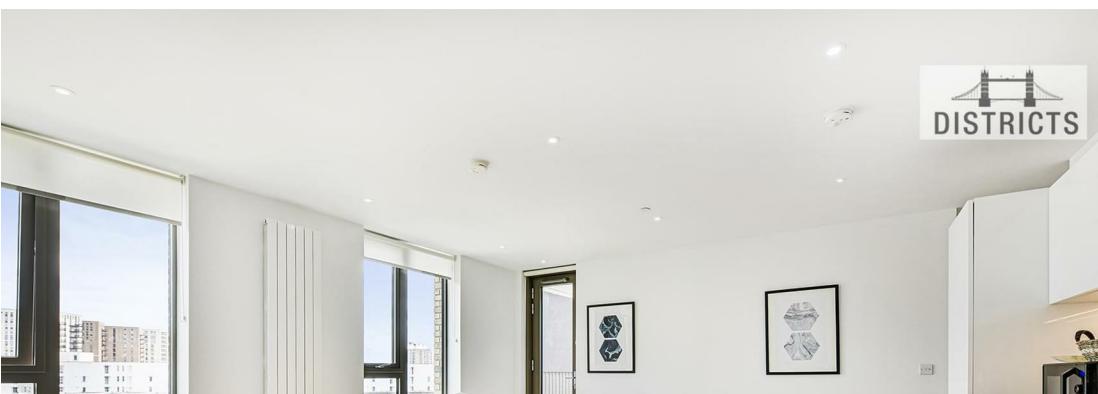
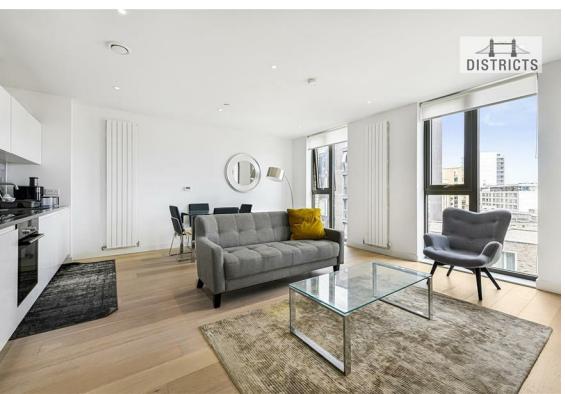
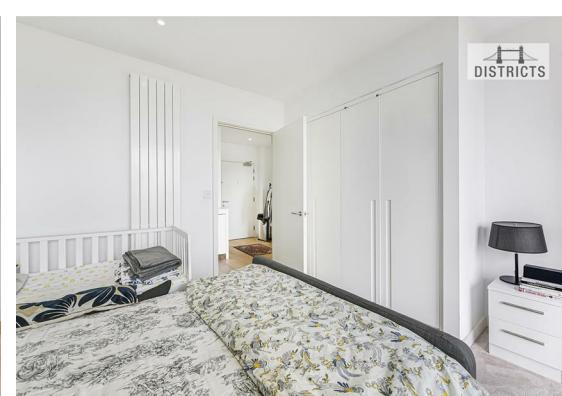
To check broadband and mobile phone coverage please visit Ofcom

To check planning permission please visit Newham Council Website.

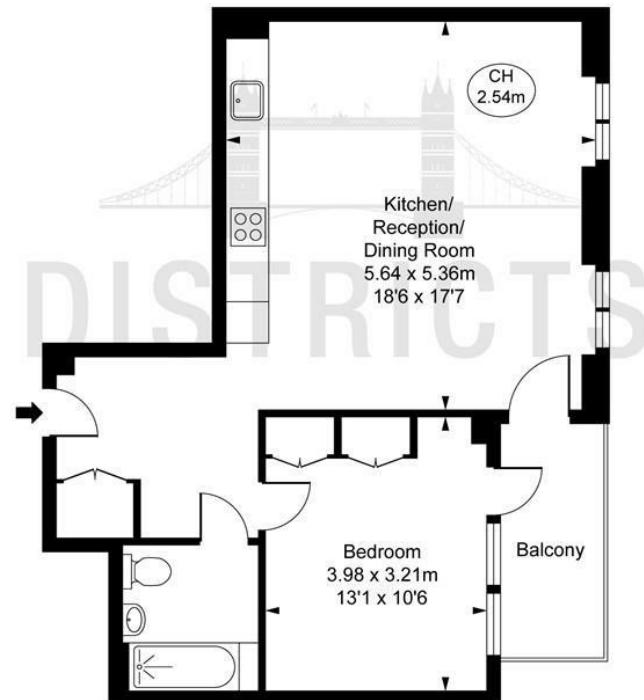
DISTRICTS

DISTRICTS





Commodore House,  
Admiralty Avenue, E16  
Approximate Gross Internal Area  
54.85 sq m / 590 sq ft  
( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.