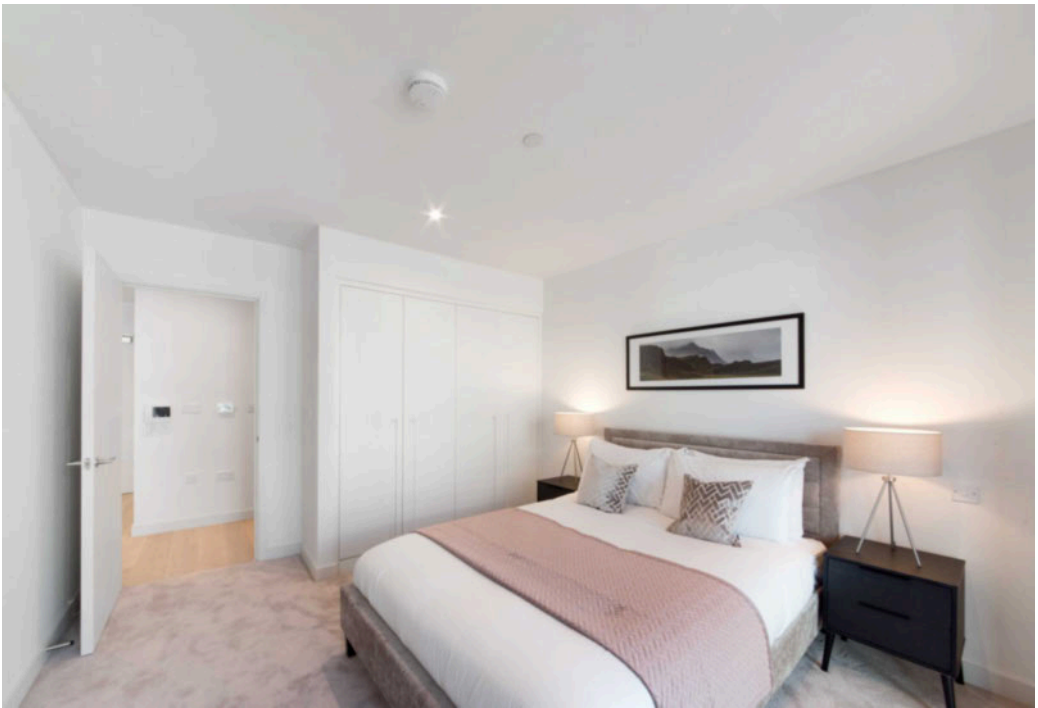


Marco Polo Tower, Royal Wharf, Bonnet Street, Royal Docks, E16

Asking price **£450,000** | Leasehold



Marco Polo Tower, Royal Wharf, Bonnet Street, Royal Docks, E16

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Gymnasium
-  Local Amenities
-  24-hour Concierge
-  0.3 MI West Silvertown

Stunning one bedroom apartment set on the 5th floor of Marco Polo House, a brand new part of the prestigious residential development Royal Wharf, located on the banks of the River Thames in E16. This property comprises a bright living area, high-spec kitchen with integrated appliances, private balcony, sizable master bedroom with fitted storage and pristine bathroom suite.

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. Residents

have access to a 24-Hour Concierge Service and have the use of the 25,000 Sq. Ft Clubhouse and Leisure facilities including Gym , Swimming Pool, Sauna, Steam Room and Jacuzzi. Amenities such as Starbucks, Sainsbury's, Pharmacy, Dental Practice, Crèche, Little Hudson Cafe, 222 Coffee, Nail Bar & Windjammer Bar are now open on site with many more to follow including NHS Clinic, School, Bars, Cafes and Restaurants

Tenure:	Leasehold (990 years remaining)	Local Authority:	Newham London
Ground Rent:	£480 p.a.	Council Tax Band:	D
Service Charge:	£2,950 p.a.	EPC:	B

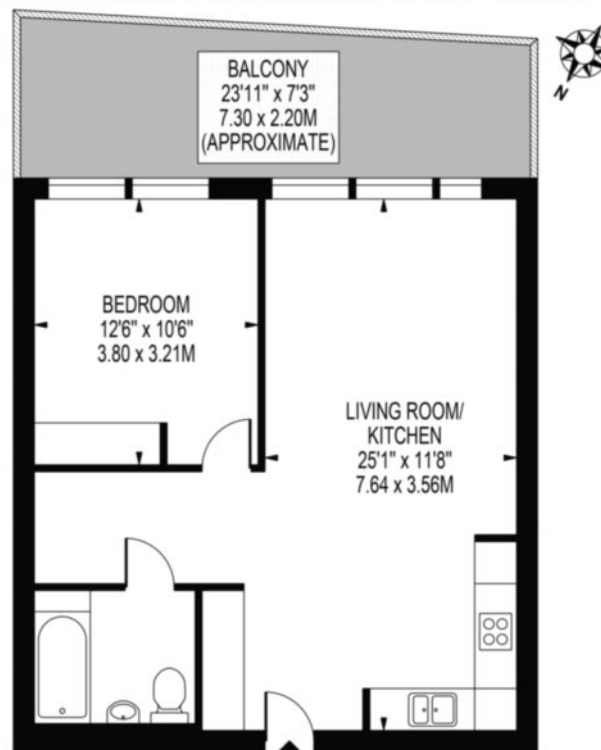


Floorplan

561 sq ft | 52.12 sq m

MARCO POLO TOWER

APPROXIMATE GROSS INTERNAL FLOOR AREA: 561 SQ FT - 52.12 SQ M



FIFTH FLOOR

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.

Docklands

St David's Square, 320 Westferry Road, London, E14 3QL

Sales

020 7510 8445 | docklands.sales@chaseevans.co.uk

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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