



## Luxury 2 Bed Apartment For Sale In London



### Информация об агенте

Название:	Niall Madden
Название компании:	Esales Property Limited
Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 825,957.05

### Местоположение

Страна:	Великобритания
Адрес:	Clipper Street John Cabot House
Почтовый индекс:	E16 2YX
Добавлено:	05.03.2025
Описание:	Luxury 2 Bed Apartment For Sale In London UK

Esales Property ID: es5554492

4 Clipper Street  
John Cabot House  
London  
E16 2YX  
United Kingdom

A Luxurious Riverside Retreat: Your Two-Bedroom Oasis in Royal Wharf

Discover an exceptional two-bedroom, two-bathroom apartment in the highly sought-after Royal Wharf development, offering a harmonious blend of modern luxury and riverside tranquility. This dual-aspect property boasts an east-facing balcony and floor-to-ceiling windows in both bedrooms, maximizing natural light and creating a bright and inviting atmosphere. The generously sized master bedroom overlooks the private communal garden, reserved exclusively for residents of the building, and features a



stylish ensuite bathroom. The second bedroom is also a double, and both bedrooms benefit from fitted wardrobes, providing ample storage space. The open-plan kitchen and living area is thoughtfully designed, incorporating integrated appliances, white goods, and a convenient storage cupboard. Adding a touch of auspiciousness, the apartment's door number is the lucky '8,' considered highly favorable in Asian cultures.

#### Royal Wharf: A Thriving Riverside Community:

Royal Wharf itself is a prestigious development, highly regarded by both residents and investors. Residents enjoy a wealth of amenities, including a 24-hour concierge service, a dedicated post room, a dental and NHS health clinic, and a state-of-the-art resident gym and swimming pool complex. The recently renovated gym spans over 20,000 sq ft and features a 25m swimming pool, sauna, hydro-pool, steam room, and tropical rain shower. For added convenience, the development houses a variety of on-site shops and services, including a local grocery store, restaurants, Chinese grocery stores, bubble tea shops, pet-friendly coffee shops, a pharmacy, post office, pottery studio, and nail salon. Multiple parks and green spaces, including the expansive Barrier Point Park, surround the development, offering residents and their pets ample opportunities for recreation and relaxation. The development's prime location along the Thames River provides the perfect setting for leisurely summer strolls and runs, fostering a strong sense of community.

#### Unparalleled Connectivity: Easy Access to London's Finest:

Royal Wharf enjoys exceptional transport links, connecting residents to the heart of London with ease. The development's dedicated pier (just a 3-minute walk from the apartment) offers a quick 10-minute riverboat service to Greenwich Park. Two DLR stations are within a 7-minute walk, providing rapid access to Canary Wharf, London's prominent financial center, and the City (Bank). A dedicated bus route and station (also a 3-minute walk away) connect to the Elizabeth Line's Custom House station in just 10 minutes, offering a convenient 45-minute door-to-door commute to Liverpool Street Station. London City Airport is also within easy reach, ideal for weekend getaways and domestic travel.

#### Education and Family: Nurturing Young Minds:

For families with children, Royal Wharf offers the convenience of a nursery and primary school on-site, with plans for a future high school. Just across the road, the Britannia Village Primary School, rated 'Good' by Ofsted and on track for an 'Outstanding' rating (having achieved 'Outstanding' in 3 out of 5 criteria in its last inspection), provides excellent educational opportunities. The nearby Royal Docks Academy high school further enhances the appeal for families.

#### Leasehold, Service Charge, and Ground Rent:

This property is offered with a long leasehold of 999 years, with 995 years remaining. Paid street parking is available, and dedicated bin rooms are provided. The service charge is approximately £4,750 per annum, which includes access to the gym and swimming pool facilities. The ground rent is £600 per annum. This apartment represents a fantastic opportunity to embrace a luxurious riverside lifestyle in one of London's most exciting developments. The apartment does not come with parking, but it may be



possible to purchase an underground parking space from the development. Otherwise, it's just paid street parking for everyone else.

## ABOUT THE AREA

London, a global metropolis and the capital of England, is a city brimming with history, culture, and innovation. From iconic landmarks like Buckingham Palace and the Tower of London to world-class museums such as the British Museum and the National Gallery, London offers a wealth of attractions to explore. The city's vibrant arts scene, diverse culinary offerings, and bustling shopping districts contribute to its dynamic and cosmopolitan atmosphere. London is a city of distinct neighborhoods, each with its own unique character, from the trendy streets of Shoreditch to the elegant avenues of Mayfair.

London's rich history is evident in its architecture, from the medieval Westminster Abbey to the modern skyscrapers of the City. The city has played a pivotal role in shaping global events and has been home to countless influential figures throughout the ages. London's cultural diversity is a defining characteristic, with communities from all over the world contributing to its vibrant tapestry. This diversity is reflected in the city's cuisine, music, and art, creating a melting pot of cultures that enriches London's character.

Beyond its historical and cultural significance, London is a global hub for business, finance, and innovation. The city is a leading center for technology, fashion, and the arts, attracting talent from around the world. London's extensive public transportation network, including the Underground (the 'Tube'), buses, and trains, makes it easy to navigate and explore the city. Despite its size and bustling atmosphere, London also offers numerous green spaces, including Hyde Park, Regent's Park, and St. James's Park, providing tranquil escapes from the urban environment.

London is served by several major international airports, making it one of the most connected cities in the world:

- \* Heathrow Airport (LHR): London's largest and busiest airport, a major international hub.
- \* Gatwick Airport (LGW): London's second-busiest airport, offering a mix of domestic and international flights.
- \* Stansted Airport (STN): A popular airport for budget airlines, serving primarily European destinations.
- \* Luton Airport (LTN): Another airport popular with budget airlines, also serving European destinations.
- \* London City Airport (LCY): Located closer to central London, serving primarily business travelers and European destinations.
- \* Southend Airport (SEN): A smaller airport located further from central London, offering a growing number of flights.

## MAIN FEATURES:

- \* 82m<sup>2</sup> of living space
- \* 2 Bedrooms
- \* 2 Bathrooms



- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of the UK
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Общие

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	82 кв м
Площадь участка:	82 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.620

