

# Compass House, E16 2BG

£495,000

## Full Description

**\*COMPLETING SOON & SELLING UNDER CONTRACT PRICE\*** This large 6th floor two bedroom South & South West facing apartment is set over (791 Sq.Ft) plus (66Sq. Ft) balcony. Located in Compass House.. This apartment will not be on the market long at this price its one of two apartments remaining under cost in RW! Estimated Rental Value £400 PW = 4.6% Gross Yield! The apartment comprises a spacious reception area with modern fitted kitchen with integrated appliances, two bedrooms with storage ( one with en-suit facilities) and a family bathroom. The scheme combines modern living set within a development modeled on community with an abundance of green space. With approximately 500m of direct south facing river frontage, Royal Wharf offers high-quality waterside living with stunning panoramic views. The scale of Royal Wharf offers the potential to create a new great estate for London. Not only does Royal Wharf offer a stunning south facing riverside promenade, but also has at its heart a new vibrant high street, beautiful riverside walkway, new streets, connecting parks and squares, a new school, shops, offices and riverside restaurants, catering for a population that is estimated to reach 10,000 by completion. The centre will include: • 25 metre swimming pool • Hydrotherapy pool • Sauna, steam room, Jacuzzi, experience shower • Outdoor gym facilities • 14,000 sq. ft. of leisure centre • Light and airy indoor centre • Refreshment and social and relaxing area • Workout zones • State of the art exercise equipment • Personal training assessment hub Canary Wharf reachable in 12 minutes and the City 18 minutes away respectively by public transport links at Pontoon Dock and Silvertown DLR stations. These particulars are not intended to form part of any contract and whilst these particulars are believed to be correct, their accuracy is in no way guaranteed. Photographs may depict general images of the development.

## Features

- **\*PRICED TO SELL\*** 791 sqft - 6th Floor ERV u00a3400 PW = 4.6% Gross Yield Sauna, Steam Room, Jacuzzi & Outdoor gym 25 metre swimming pool and hydrotherapy pool Estimated Rent: u00a3360 per annum Estimated Service Charge: u00a33.20 per sq ft Tenure: Lease 999 Years 10 year NHBC warranty Completion Late November / Early Dec 2017

## Contact Us

**Ernest-Brooks International | Estate Agents | Ernest Brooks International**

Sierra Quebec Bravo, 77 Marsh Wall, Canary Wharf E14 9SH  
T: +44 203 621 8881  
E: info@ernest-brooks.com

