

ERNEST-BROOKS  
INTERNATIONAL

**Flotilla House, E16 2BG**

Price:  
£ 570,000

# Flotilla House, E16 2BG

Price: £ 570,000 2 bedroom house

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## OVERVIEW

**\*LARGE, DUAL ASPECT, SUB PENTHOUSE, UNDER COST PRICE SALE\***  
Direct River facing, 7th floor, dual aspect, light and spacious apartment spread over a generous (899 Sq. Ft) plus (320 Sq. Ft) balcony. Being sold substantially under its original purchase price in 2014, an ideal investment opportunity or home. Located in the popular Thameside House Building, (Flotilla House) Royal Wharf. Estimated completion July2018

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.

## KEY FEATURES

- 878 sqft Plus 320 sqft Balcony Space  
10 Year NHBC Warranty  
Residents Concierge Service  
25 metre swimming pool and hydrotherapy pool  
Excellent Service Charge: £33.20 psf  
Ground rent: £3400 pa  
Tenure: Leasehold 999 years  
Completion expected July 2018  
Great Investment Product  
OPEN 7 DAYS A WEEK!

ROYAL WHARF  
LONDON

Thameside House

FLOOR CORE

07 B



Internal Area:  
81.6 SqM / 878 SqFt  
Living Area:  
4380 mm x 9110 mm  
Bedroom 1:  
2960 mm x 5065 mm  
Bedroom 2:  
2845 mm x 3915 mm  
Balcony:  
29.7 SqM x 320 SqFt

River View





