



Abram Building, 7 Riversgate Walk, E16 2RA

£2,750 Per Month



Two-bedroom two-bathroom West facing apartment in Ballymore's waterside development in Royal Wharf.

This West facing apartment offers 784 sq ft living space, high spec integrated kitchen, open-plan kitchen/lounge, two double bedrooms with fitted wardrobes, comfort cooling and large balcony overlooking the Thames River.

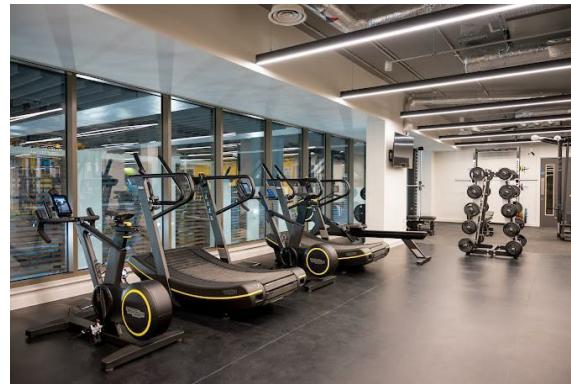
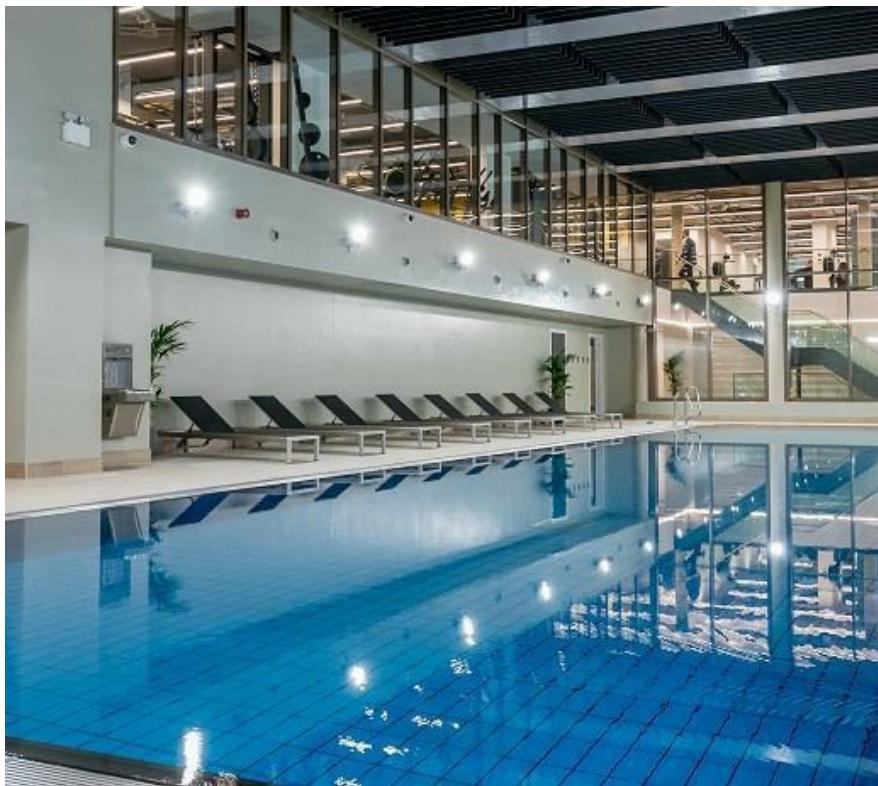
Amenities include an indoor swimming pool, jacuzzi, sauna & steam room, state of the art gym, outdoor street gym, community centre, riverside walkway, private landscaped garden, and an exclusive 16th floor Sky Lounge. Residents' services include concierge and 24hr security, blife app – virtual concierge, post and parcel management service, fitness team and an onsite estate management team.

Local bars, restaurant's and stores all within walking distance.

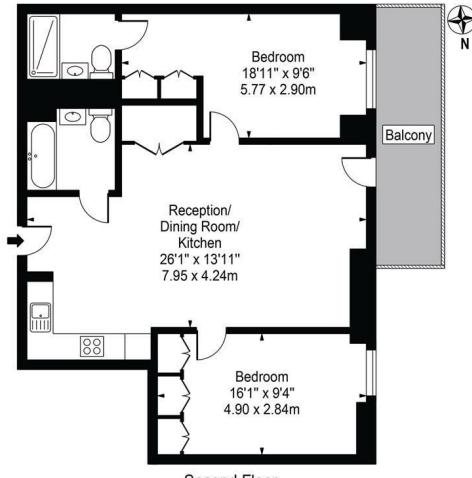
Abram Building is located a short walk from West Silvertown and Pontoon Dock DLR stations with convenient access to London City Airport, Canary Wharf and The Thames Clipper.



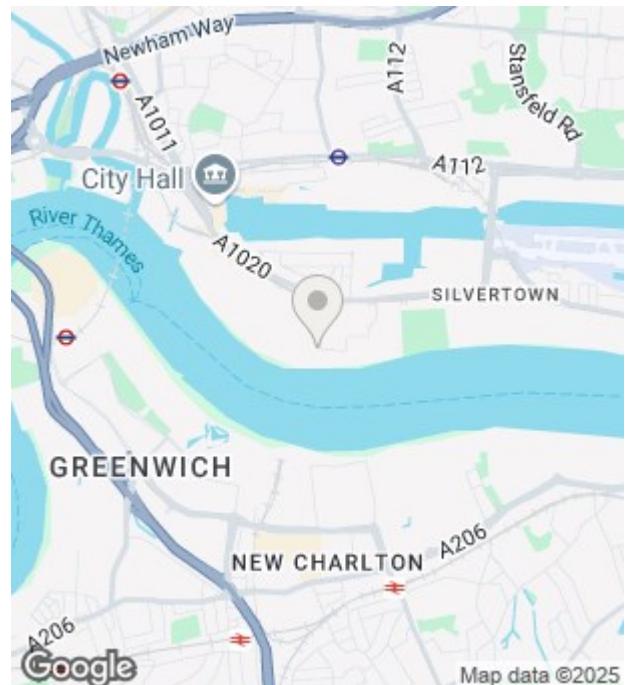
- BRAND NEW TWO BEDROOM APARTMENT
- TWO LARGE BATHROOMS
- SPACIOUS BALCONY LOOKING OVER THE RIVER THAMES
- 24-HOUR CONCIERGE
- RESIDENTS INDOOR AND OUTDOOR GYM
- SWIMMING POOL AND JACUZZI
- SAUNA AND STEAM ROOMS
- RESIDENTS GARDEN
- COMMUNITY CENTRE
- CLOSE PROXIMITY TO WEST SILVERTOWN AND PONTOON DOCK DLR STATIONS



Abrian Building, E16
Approx. Gross Internal Area 784 Sq Ft - 72.84 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute a plan 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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	