

Abram Building, 7 Riversgate Walk, E16 2RA

£2,750 Per Month



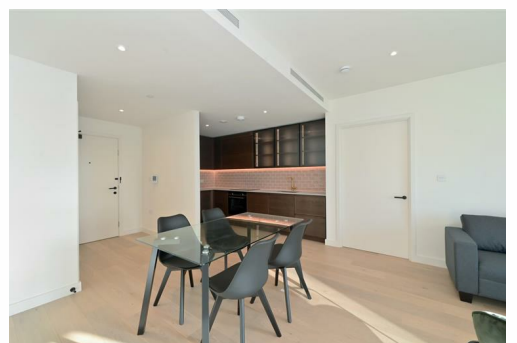
Two-bedroom two-bathroom West facing apartment in Ballymore's waterside development in Royal Wharf.

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.

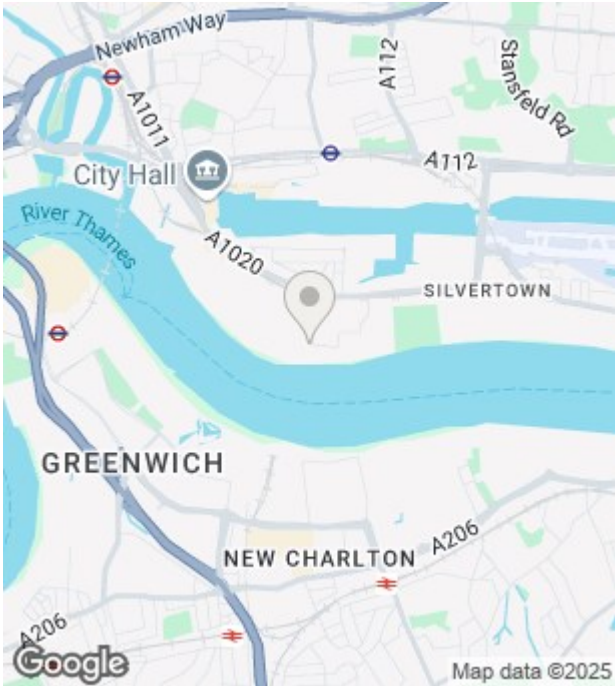
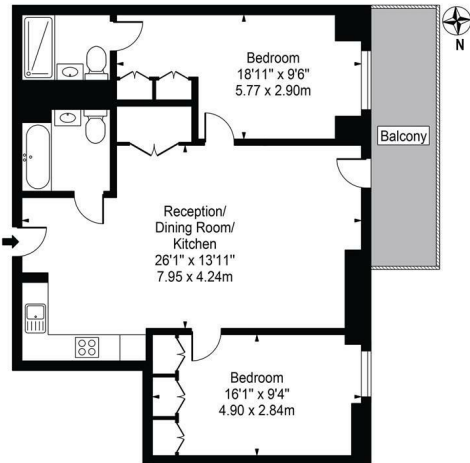
Abram Building is located a short walk from West Silvertown and Pontoon Dock DLR stations with convenient access to London City Airport, Canary Wharf and The Thames Clipper.



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



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



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	