



4 Clipper Street, London, E16 2YX

£400,000



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Barrain London is pleased to introduce to the market this exceptional 1 bedroom apartment in the exclusive Royal Wharf Development. Besides great balcony, this 4th floor property features a luxury specification open plan lounge-diner and fully integrated modern kitchen. Sleeping accommodation includes a generously-sized double bedroom, and all rooms, including the kitchen and bathroom, are stylishly appointed.

Convenient modern living is guaranteed: landscaped communal gardens, a 24-hour concierge and security service, and a 20,000 sq ft clubhouse with a 25m swimming pool, hydro-pool, sauna, steam room, tropical rain-shower and fully equipped gym are all on your doorstep. Onsite amenities including a Fullers Pub, Starbucks, Sainsburys, and a pharmacy!

For those who commute, Pontoon Dock DLR and Custom House (Elizabeth Line and DLR) stations provide quick access to Canary Wharf (12 minutes), Bank (30 minutes), or the West End (40 minutes).

Please call to arrange your viewing today!

## Key Features

- 1 bedroom apartment in the exclusive Royal Wharf Development
- Luxury specification open plan lounge-diner
- Fully integrated modern kitchen
- Large private balcony
- Pontoon Dock (DLR) and Custom House (Elizabeth Line and DLR)
- 24hr security and concierge
- Huge clubhouse: with pool, gym, sauna, steam room and whirlpool

## Situation

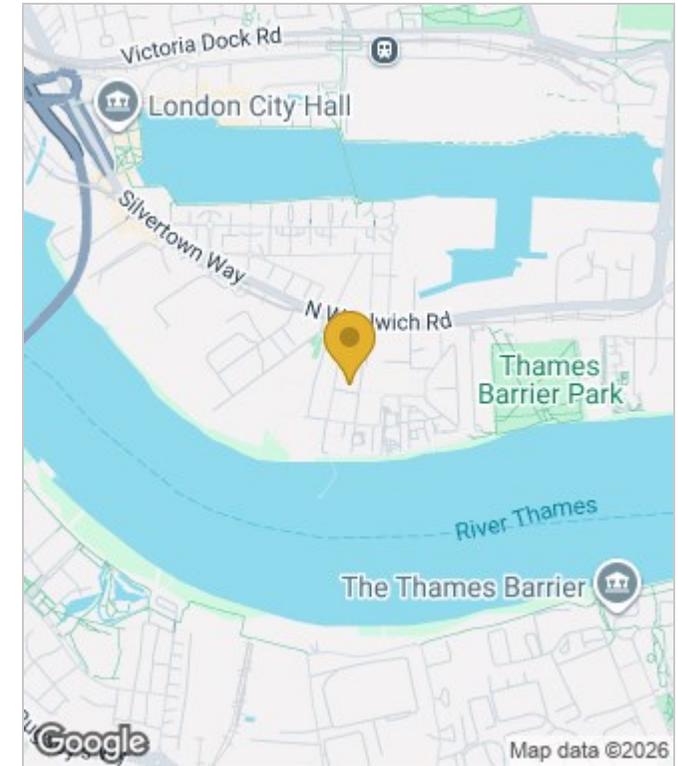


Council Tax Band: D

## Floor Plans



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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