



## MARCO POLO TOWER, ROYAL WHARF, E16

**£550,000** Leasehold

Two Double Bedroom Apartment | Twelfth Floor Position | Full Width Private Balcony With Panoramic River Views | Open Plan Reception Room | Two Modern Bathrooms | 24 Hour Concierge & Security | Residents Gym & Pool | Close To Pontoon Dock DLR Station

- Two Bedrooms
- Two Bathrooms
- 12th Floor Position
- Full Width Private Balcony
- 24 Hour Concierge
- Residents Gym
- Swimming Pool

Boasting approximately 763 sq. ft of internal accommodation, this twelfth floor apartment is superbly appointed and enjoys panoramic River views from its own private balcony.

This apartment comprises a bright and airy open plan living area with a fitted kitchen with built-in appliances, ample storage and access to the private balcony, master bedroom with a built-in wardrobe, en-suite shower room, custom fit black out blinds and access to the balcony, second double bedroom with custom fit black out blinds and access to the balcony and main family bathroom.

Marco Polo Tower forms part of the hugely popular Royal Wharf development. The development offers an exceptional range of amenities including restaurants, bars, cafés, delis and state of the art leisure facilities including a 20,000 square foot gym and health suite with 25m lap pool. The green open spaces of Thames Barrier Park also lie adjacent with views over the river and the Thames Barrier itself. There is also a school and childcare on site which is ideal for families.

For commuters, West Silvertown DLR Station is located just moments away, Elizabeth Line at Custom House is within walking distance and the pier for the Thames Clipper is also on the doorstep.

Council Tax Band: B

Tenure: Leasehold (988 years)

Ground Rent: £650 per year

Service Charge: £4,000 per year

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.





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## Marco Polo Tower Bonnet Street

Approximate Gross Internal Area  
Total = 70.8 sq m / 763 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.