



Recently constructed by high end developer Ballymore homes, this impressive apartment offers a fantastic overall specification, and first class on-site facilities.

**Pendant Court, 36 Royal Crest Avenue, London, E16**

£575,000 Leasehold (992 years remaining)





- Impressive two bedroom apartment
- Large private terrace
- High specification throughout
- Minutes to the DLR
- First class facilities

### Description

Positioned upon the second floor of this highly desirable Ballymore homes development is this exceptional two bedroom apartment which spans to approximately 810 sq ft. Internally there is an open plan living area, with a high specification kitchen which houses a range of designer appliances, two designer bathroom suites, plus there is plenty of storage on offer.

Additionally there is wooden flooring to the living areas, a range of quality fitted wardrobes to both bedrooms and a considerably larger than average private terrace.

Ballymore is a developer renowned for outstanding luxury, and this is reflected throughout the apartment, through various high end fixtures and fittings, and endless attention to detail ensuring the highest quality finish. Busy professionals also require first class facilities, and this development certainly does not disappoint. All residents will benefit from access to a 24 hour concierge service, a large fully equipped gymnasium with state of the art equipment, a heated indoor pool and sauna / steam room.

### Local Information

Just 0.3 miles from Pontoon Dock DLR, it connections to Bank in 20 minutes, Canary Wharf in 15 minutes and Stratford in 15 minutes. Positioned on the estate there is also a Sainsbury's local, a Starbucks and Fullers public house, amongst other shops and restaurants.

All times and distances are approximate.

### Tenure

Leasehold (992 years remaining)

### Local Authority

### Energy Performance

EPC Rating = B

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.







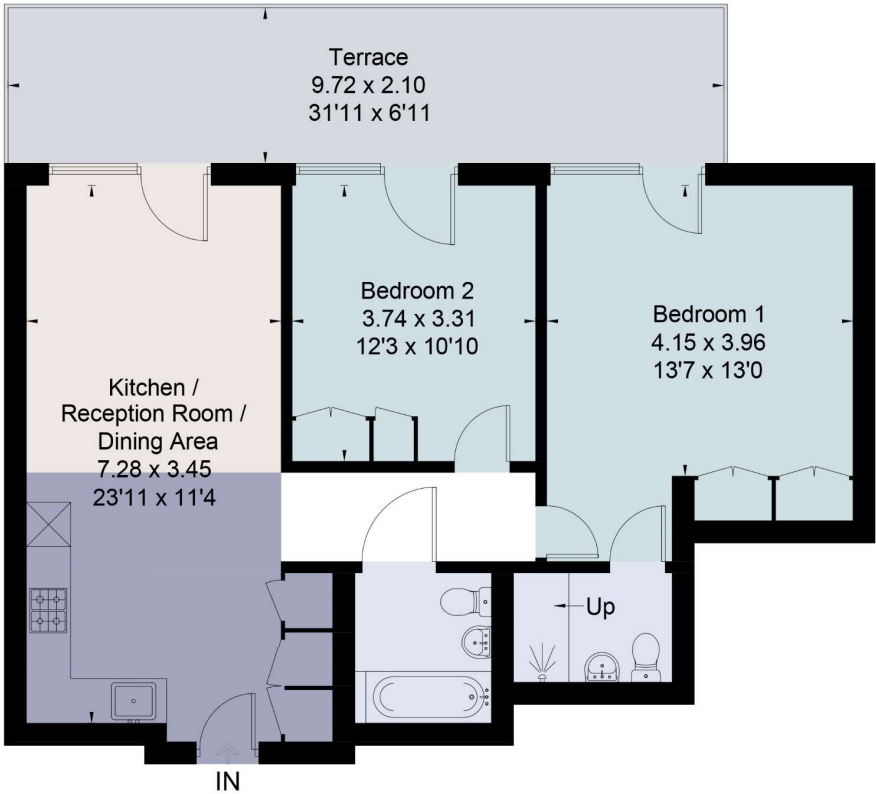


Pendant Court, 36 Royal Crest Avenue, London, E16  
Gross Internal Area 810 sq ft, 75.3 m<sup>2</sup>

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Approximate Area = 75.3 sq m / 810 sq ft  
Terrace Area = 20.5 sq m / 221 sq ft  
For identification only. Not to scale.  
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Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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