



## Royal Crest Avenue, E16

### £700,000

We are pleased to present this spacious three-bedroom, two-bathroom apartment within the highly sought-after Royal Wharf development. Extending to over 1,000 sq ft, the property features floor-to-ceiling windows, a modern finish throughout, and three well-proportioned double bedrooms. An 87 sq ft private terrace is accessed via the reception room. Residents also benefit from exclusive access to The Clubhouse, offering a swimming pool, spa, fully equipped gym, and treatment rooms.

John Cabot House is located within the Royal Wharf development, just 0.4 miles from West Silvertown DLR and 0.3 miles from Pontoon Dock, both providing excellent links into the City and Canary Wharf. Royal

### Features

- Three Bedrooms
- Over 1000 Square Feet
- Private concierge
- Residents Leisure Facilities
- Modern Specification
- Large Terrace



**Royal Crest Avenue, E16**



# Royal Crest Avenue, LONDON, E16



## Fifth Floor

Total area (approx.): 100.7 sq. m (1083.9 sq. ft)

Balcony area (approx.): 8.1 sq. m (87.2 sq. ft)