



**Meridian Building, Royal Wharf, Royal Docks / Silvertown, London E16 2SB**  
**NEWLY BUILT 1 bedroom apartment**  
**£315 per week**



- Spacious newly built one bedroom apartment
- Unique modern riverside development complex
- Very convenient location with easy access to Canary Wharf, the City and West End
- Shopping and recreational amenities onsite
- Secure development
- Beautiful landscaped grounds
- Fully equipped gym with a spa and swimming pool
- Apartment with high specifications
- Available from end of August 2017

***Properties Actually Limited***

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Member of





A truly unique opportunity to be the first occupier of this luxurious and very spacious newly built apartment in Royal Wharf, the new prestigious riverside development by Oxley Group and Ballymore.

Royal Wharf boasts its position on the river, bordered by wonderful parkland. This new riverside development is a new district on the north bank of the Thames near the Royal Docks, Thames Barrier and the Park. Pontoon Dock DLR station is only 200 meters from the property, it links the site to the Underground network and Central London. It is only 12 minutes by underground via Canning Town on Jubilee line to get to Canary Wharf, 20 minutes to the City, and just under 30 minutes to get to West End. The City Airport is near by. The new Crossrail from Custom House is to open in 2018, it will have even faster and more convenient routes to various locations in Central London.

The development comprises residential apartment blocks and various commercial units including the Clubhouse, a large leisure and fitness centre for the residents, supermarkets and other retail units, restaurants, bars and cafes, a school, a medical centre, and other amenities that all contribute to the lively neighborhood of the development. The Royal Wharf boasts the Riverside Promenade and an outstanding landscape design. The development offers 1.5 acres of rolling open space, lawn, planted borders, children's play and sports areas.

The development was designed by David Morley Architects with diversity and elegance in mind. The architecture of Royal Wharf is inspired by the classic Georgian and Victorian era. It is also very secure and has a security office on site. The apartment is set on the second floor of the apartment block with a lift and it has a video entry phone system.

The apartment comprises a spacious and light living room with access to a private decked balcony overlooking the Thames Barrier Park, open-plan fully fitted kitchen, a double bedroom, bathroom/WC, and a utility cupboard. The living room boasts hard wood flooring. It comprises the open-plan kitchen featuring a range of wall and base fitted modular design units in gloss finish, composite stone worktop fitted with under-mounted sink, and tiled splash-back. The appliances are integrated comprising combination electric oven, touch control ceramic hob, extractor hood, fridge/freezer, and a dishwasher. The bedroom has a fitted wardrobe and is carpeted. The bathroom/WC has good quality vanity units and sanitary fittings and ceramic tiles to floor and bath area. Combined washing machine / tumble dryer is located in a separate utility cupboard.

The apartment benefits from high specifications, energy efficient lighting, and TV / FM and telephone points for broadband internet access.

The property is offered for rent on a long term basis and is available furnished or unfurnished.



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