



Carrick House, Royal Victoria

£835,000



Parking Available | 24/7 Concierge | Gym | Swimming Pool | Open Plan | Stunning Views | Great Transport Links
| WeChat: CLH-Consultant.



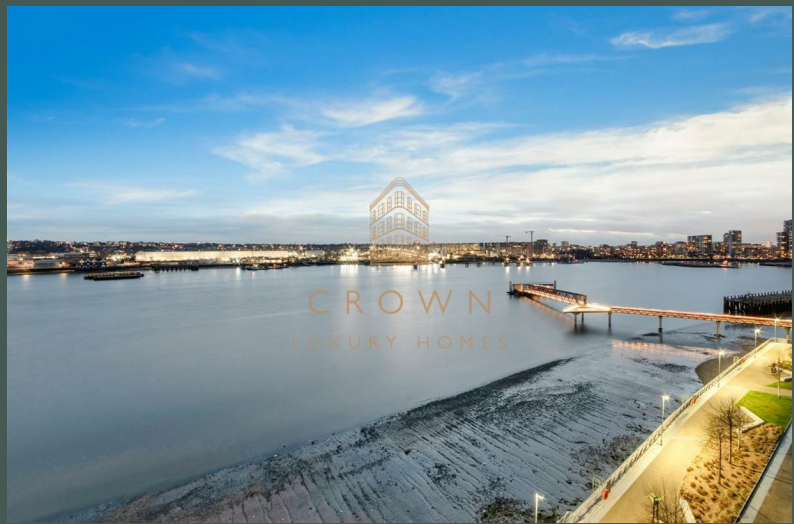
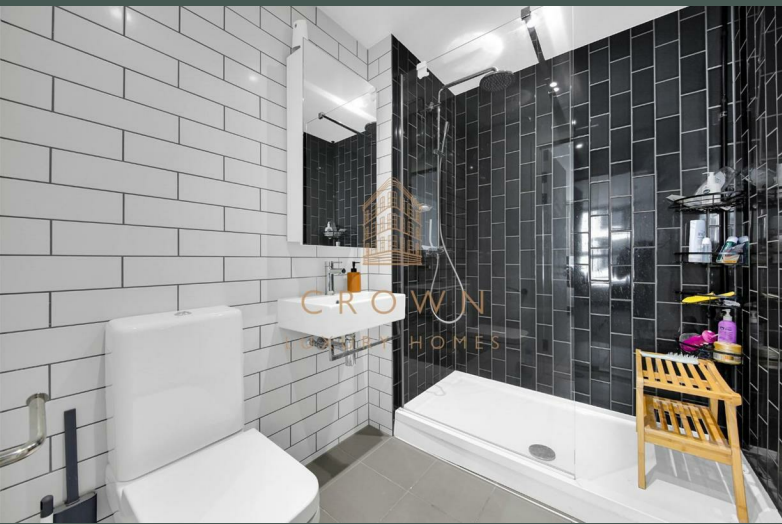
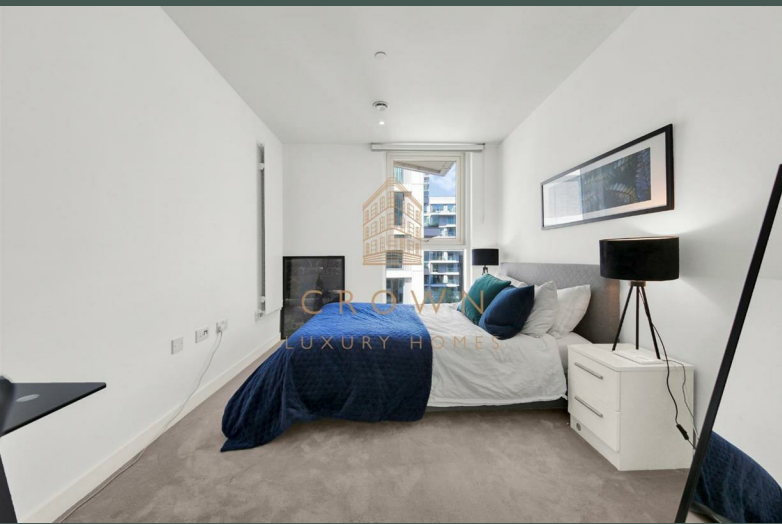
CROWN
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- Parking
- 2x Balconies
- Concierge
- Great Transport Links

- Open Plan
- River Thames Views
 - Gym
- Elizabeth Line



The Property

This stunning three-bedroom, two-bathroom apartment offers approximately 1,149 sq ft of well-designed living space, complete with a private balcony and impressive views across the River Thames.

The apartment features a bright open-plan living, dining, and kitchen area, designed to maximise both space and natural light. Floor-to-ceiling windows frame the river views beautifully, creating a light-filled and inviting atmosphere—ideal for both relaxing and entertaining. The space flows directly onto a private balcony, offering the perfect spot to unwind while enjoying the waterside setting.

The modern kitchen is fully integrated and thoughtfully laid out, combining clean design with everyday practicality.

The principal bedroom benefits from built-in storage and a stylish en-suite bathroom, while two further generously sized bedrooms also feature built-in wardrobes and share a contemporary family bathroom. Each room is well-proportioned, creating a comfortable and versatile living environment.

The Development

Located within the vibrant Royal Wharf, residents enjoy a true community-focused lifestyle with a wide range of on-site amenities. These include shops, cafés, restaurants, and everyday essentials, all just moments from your door.

Residents also benefit from a 24-hour concierge service, a state-of-the-art gym, swimming pool, and beautifully landscaped communal gardens, all designed to support a balanced and active lifestyle.

For commuters, the property is ideally positioned close to Pontoon Dock DLR Station, providing direct access to Canary Wharf and the City. The nearby Custom House Station (Elizabeth Line) offers fast connections across London and to Heathrow Airport, while London City Airport is also within easy reach.

Combining generous living space, river views, and exceptional on-site facilities, this apartment presents an outstanding opportunity for both homeowners and investors alike.

Additional Information

Service Charge

Annual Total: £7,095.26

Payment Schedule: Two installments of £3,547.63 (Due April 1st and November 1st)

Ground Rent

Current Rate: £780 per annum

Payment Schedule: Paid in two installments (January and July)

Future Legislation: Under the latest leasehold reforms, this ground rent is scheduled to be capped at £250 per annum starting in 2028, providing a significant reduction in future running costs.

Local Council: Newham
 Council Tax Band: F
 Leasehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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