



ROYAL WHARF

## THREE BEDROOM DUPLEX



 3  3

Compass House

Ref: 09A.GF.06

Move in date: Move in now

ASKING PRICE

**£725,000**

Please visit us: Marketing Suite, Royal Crest Avenue, London E16 2PG  
+44 020 3813 9590 | [sales@royalwharf.com](mailto:sales@royalwharf.com) | [www.royalwharf.com](http://www.royalwharf.com)



ROYAL WHARF

# THREE BEDROOM DUPLEX

## FEATURES

- 24 Hour Concierge
- 999 Year Lease
- Direct Access to Communal Garden
- Guest W/C
- Private Terrace
- Stamp Duty Incentive Available
- 24 Hour Security
- Available To Move In Now
- Generous Storage
- Parking Space Included
- Spacious Lounge

## DESCRIPTION

The duplex apartments at Royal Wharf offer an excellent alternative to conventional apartment living with a more traditional layout of a house, featuring a light and airy open plan living and dining space on the ground floor while upstairs you will find the bedrooms, bathrooms. Where duplex apartments are set on the ground and first floor they also have the benefit of a private front door so you can access your home independently of the communal areas. While all duplex apartments at Royal Wharf have generous outside space, the ground and 1st floor duplex apartments have patio gardens and terraces at ground level, often with views onto the courtyard gardens. Designed for London living at its best, the duplex apartments feature stylish, thoughtful interiors with luxuriously appointed bathrooms and en suites, fully integrated kitchens and ample storage throughout.

The duplex apartments are appealing for those who like the convenience of apartment living with the flexibility of split levels.



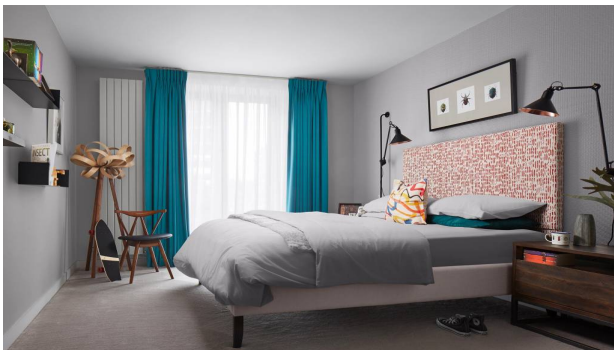
## ROYAL WHARF

### MEASUREMENTS

Internal Area	128.798 sqm / 1386 sqft
Terrace	13.1 sqm / 141 sqft
Living Area	6980 mm x 6860 mm
Bed 1	5900 mm x 2800 mm
Bed 2	4900 mm x 2760 mm
Bed 3	370 mm x 3040 mm



# ROYAL WHARF



Please visit us: Marketing Suite, Royal Crest Avenue, London E16 2PG  
+44 020 3813 9590 | [sales@royalwharf.com](mailto:sales@royalwharf.com) | [www.royalwharf.com](http://www.royalwharf.com)



## ROYAL WHARF

### DISCLAIMER

Prices correct at time of print and are subject to change.

This document and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed (although it is not anticipated that any apartments will be reduced by more than 5% in size). Computer generated images and photos are indicative only. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Furniture shown in Computer Generated Images and photo's is not included in sales. Royal Wharf is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employ has any authority to make or give any representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).

© 2018 Royal Wharf