

Royal Captain Court, Arniston Way, Blackwall, E14

Asking Price: £420,000

Benham & Reeves

Royal Captain Court, Arniston Way, Blackwall, E14

1 Bedroom | 1 Bathroom | Leasehold

Situated on the 10th floor of Royal Captain Court, this spacious one-bedroom apartment offers modern living with excellent transport links.
The property features a versatile winter garden, providing additional living space and plenty of natural light while creating a seamless connection between indoors and outdoors.

The contemporary kitchen is finished to a high specification, with sleek handleless matt cabinetry, quartz worktops, glass splashback and a full range of integrated appliances, including an oven, combi-microwave, induction hob, fridge freezer and dishwasher.
Further benefits include underfloor heating, engineered timber flooring and brushed chrome fittings throughout.

Part of the landmark Blackwall Reach development, the property sits alongside Blackwall DLR, providing direct and convenient connections to Canary Wharf, the City and beyond. With Canary Wharf and the Elizabeth line close by, residents benefit from excellent access to Central London and the wider capital.

An ideal opportunity for both owner-occupiers and investors seeking a well-connected modern home in East London.







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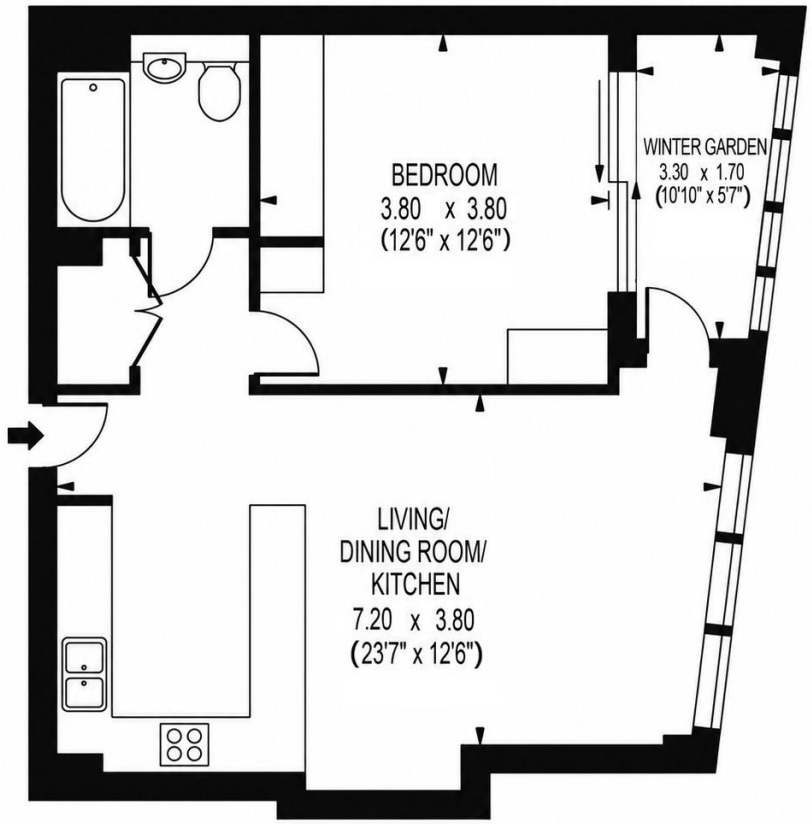


Property Features:

- One Bedroom
- One Bathroom
- Winter Garden
- Underfloor heating
- Integrated Appliances
- Residents' Lounge
- Concierge Service

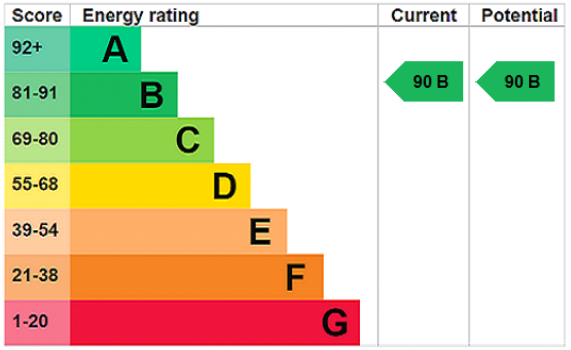
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10th Floor
Total Gross Internal Area
58.2 Sq/m - 627 Sq/ft



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£420,000
Tenure:	Leasehold Expires 27/03/2267 Approximately 240 Years Remaining
Ground Rent:	£453.45 (per annum) For the year 2026
Service Charge:	£4,954.51 (per annum) From April 2026 to April 2027
Anticipated Rent:	£2,350.00 pcm Approx. 6.7% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH260336

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