

Deanston Building, Royal Wharf Walk, Royal Wharf, E16

Asking Price: £825,000

Benham & Reeves

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3 Bedroom (s) 2 Bathroom (s) Leasehold

Positioned within the prestigious Deanston development, this exceptional three-bedroom, south-west facing apartment offers Approximately 1,220 sq. ft. of beautifully designed living space, complete with a secure underground parking space.

Designed with both comfort and contemporary living in mind, the apartment features a spacious open-plan layout, where a sleek, fully integrated kitchen flows effortlessly into the bright reception and dining area. Floor-to-ceiling windows flood the home with natural light throughout the day, while the adjoining winter garden provides the perfect setting for a home office, reading area or additional entertaining space.

All three generously proportioned double bedrooms benefit from bespoke fitted wardrobes, with the principal bedroom enjoying the luxury of a stylish en-suite bathroom. A second contemporary family bathroom, finished with elegant brushed brass fittings and premium materials, complements the apartment's high specification. Engineered oak flooring, quality fixtures and thoughtful design details create a sophisticated finish throughout.

Residents of The Deanston enjoy access to an outstanding collection of lifestyle amenities rarely found elsewhere. These include a 24-hour concierge, residents' gym, indoor swimming pool, jacuzzi, sauna, steam room, private landscaped gardens, riverside walks, outdoor fitness areas, community centre and the exclusive 16th-floor Sky Lounge with panoramic views across London's skyline. Additional services include 24-hour security, onsite estate management, parcel collection facilities and the Blife virtual concierge app.

Ideally located in the heart of Royal Wharf, the apartment offers outstanding transport connections. West Silvertown DLR is just moments from the building, providing fast access to Canary Wharf, the City and Bank, while London City Airport is only minutes away. Residents can also enjoy the Thames Clipper river service from Royal Wharf Pier, offering a scenic commute into Central London.

Combining generous living space, luxury facilities, excellent transport links and a vibrant riverside setting, this outstanding apartment presents a superb opportunity for both owner-occupiers and investors seeking one of East London's most desirable developments.







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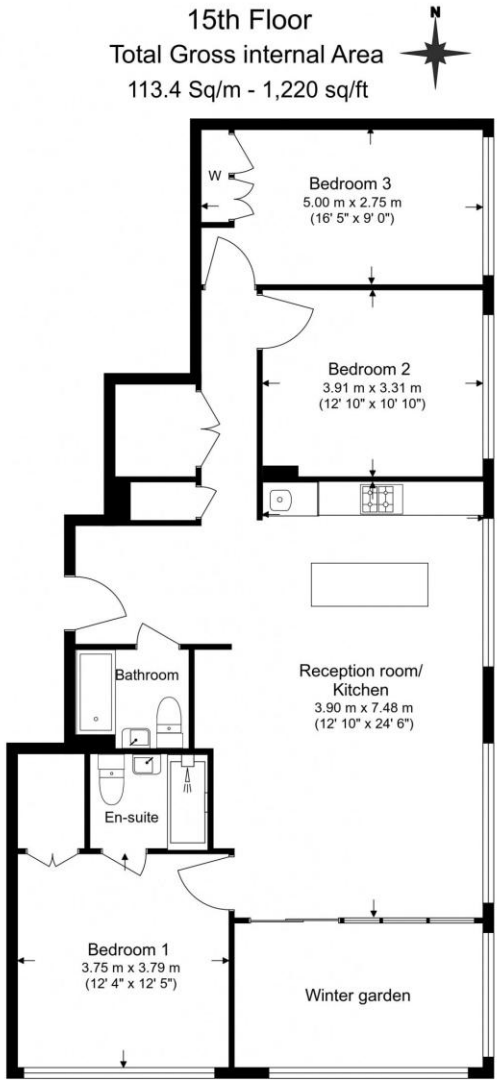





Property Features:

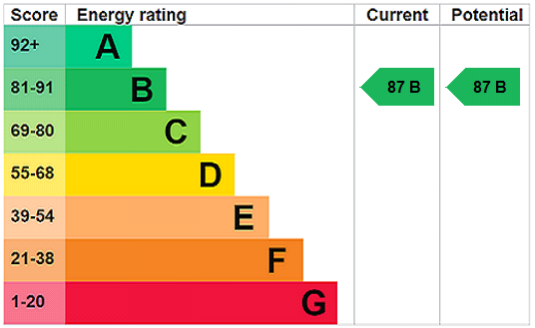
- Three Bedrooms
- Two Bathrooms
- Winter Garden
- 24h Concierge
- Panoramic views of the River Thames
- 25 m Swimming Pool / Gym
- Exclusive Sky Lounge

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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:	£825,000
Tenure:	Leasehold Expires 01/01/3023 Approximately 996 Years Remaining
Ground Rent:	Nil
Service Charge:	£8,517.52 (per annum) From 01/10/2025 to 30/09/2026
Anticipated Rent:	£3,000.00 pcm Approx. 4.0% Yield

Viewings:

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

Our reference: CWH260180

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