



Kitchen/Reception room  
 19'6" x 15'5"

Balcony  
 14'11" x 5'6"

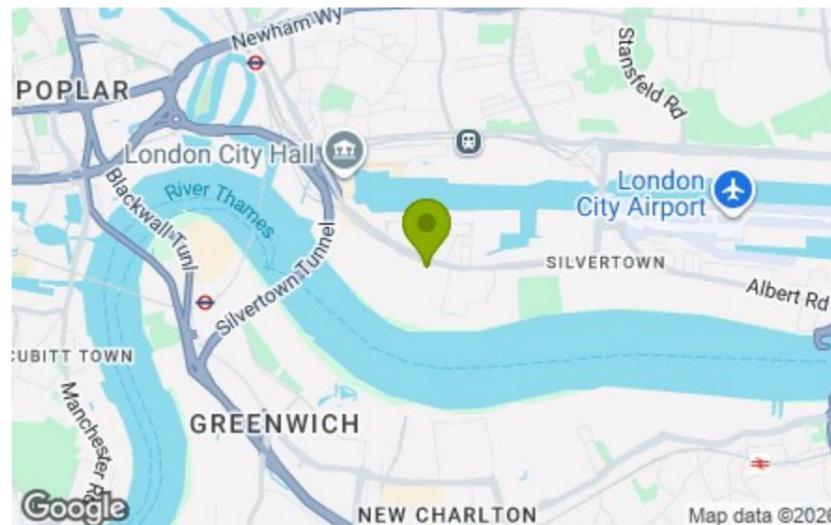
Bedroom  
 14'2" x 10'11"

Bathroom  
 6'11" x 6'6"

Bedroom  
 14'2" x 10'6"

Fourth Floor

Total Area: 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B		84	84
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 3 KNIGHTS ROAD, ROYAL DOCKS £2,200 Per Calendar Month 2 Bed Apartment - Purpose Built



### Features:

- Sharers Welcome
- Available Now
- Car Free Development
- Stone's Throw From Station
- Secure Cycle Storage
- Communal Roof Terrace

An immaculately finished two-bedroom, one-bathroom apartment in a smart, contemporary development located in the ever-popular Royal Docks area of East London with riverside walks mere moments from your doorstep.

You're superbly placed for connections to Canary Wharf and central London here, West Silvertown station is a stone's throw from the development and offers the DLR service with easy access to Bank and London City Airport.

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REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

You'll be enjoying East London apartment living at its finest. With each property featuring a private balcony for impressive views over the rippling river waters as well as London's famous skyline. That's not all, the floor to ceiling patio doors leading onto your balcony flood your sociable spaces with natural light, making for wonderful entertaining spots.

Kitchens are finished to the highest specification, with high end integrated appliances, nestled under spotless silicone composite worktops for a flawless culinary

experience. Bedrooms are mostly substantial doubles, flooded with yet more light thanks to large floor to ceiling windows, and finally the family bathroom is impeccable in large format tiling.

Outside, and Royal Docks is an increasingly popular neighbourhood for City commuters and families alike. Canary Wharf is just over 10 minutes away and Bank in under 20 minutes. While for some weekend shopping and leisure you can hop on the DLR to Westfield Stratford City with its vast airy promenades and world class shops and amenities. Fancy staying local, why not take stroll on Thames or enjoy a ride on Emirates Royal Docks cable car for impressive views over London.



#### WHAT ELSE?

- Ideal for a young family or professional sharers, this apartment is available now.
- Once the pleasure gardens of the prestigious Pavilion Hotel, The Victoria Gardens offers courts, children's play area and of course those panoramic views of the Thames.
- London City Airport is not from your apartment, a gold dust situation for regular travellers.
- The iconic Thames Barrier Park is just a short walk whenever you want to impress visiting friends.

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