



Western Gateway, London E16 1BU

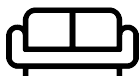
Asking Price £300,000
Leasehold



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HUNTERS[®]
HERE TO GET *you* THERE

Western Gateway, London E16 1BU

DESCRIPTION

**** Please note that this property is to being marketed as Sold as Seen. Limited information will be available****

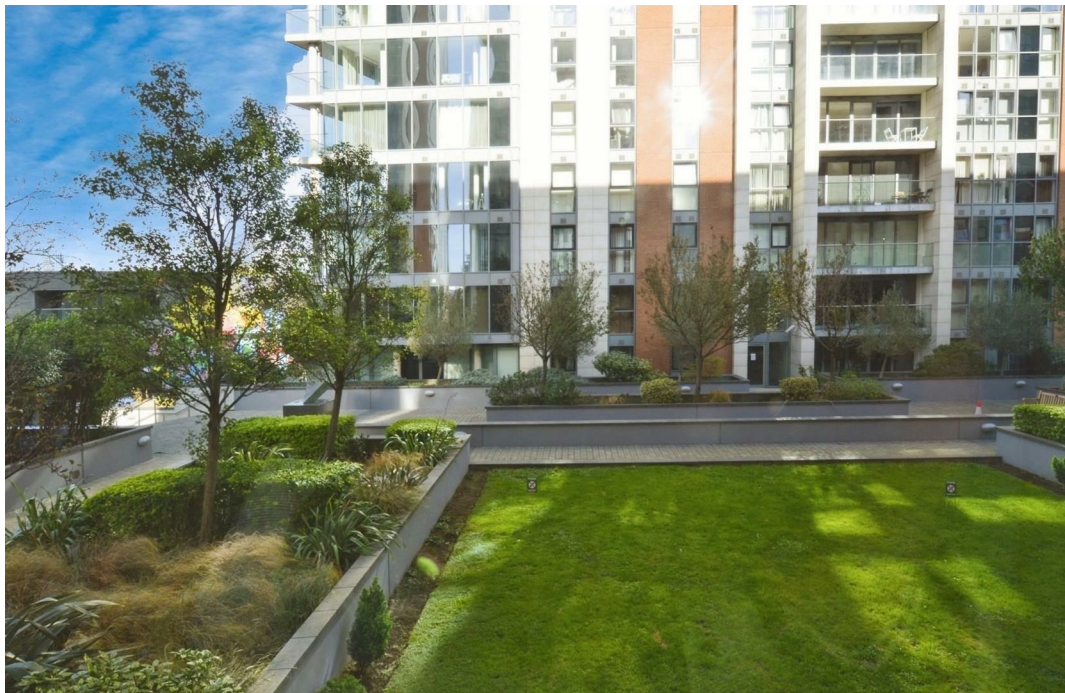
This charming one-bedroom apartment offers a delightful living experience. Spanning an impressive 452 square feet, this spacious second-floor apartment is perfect for those seeking a modern and convenient lifestyle. Built in 2007, the property is set within a secure concierge-controlled development, ensuring peace of mind and a sense of community.

Upon entering, you will be greeted by an open-plan kitchen and living area, designed to maximise space and light, making it an ideal setting for both relaxation and entertaining. The well-appointed bedroom provides a comfortable retreat, while the bathroom is thoughtfully designed for your convenience.

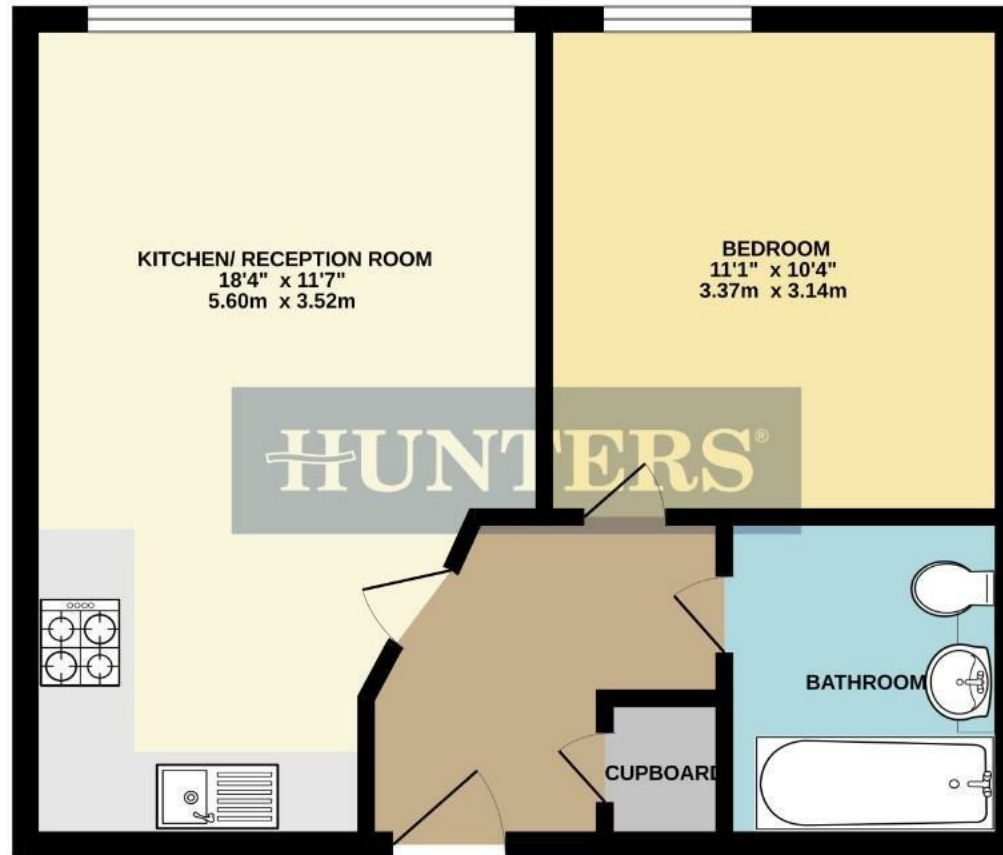
One of the standout features of this property is its prime location. Situated near the picturesque River Thames and the bustling docks, residents can enjoy scenic walks and a variety of local amenities in Silver Town. With no onward chain, this property presents a seamless opportunity for buyers looking to move in without delay.

Whether you are a first-time buyer or seeking a stylish investment, this property is sure to impress. Don't miss the chance to make this lovely house your new home in one of London's most sought-after areas.





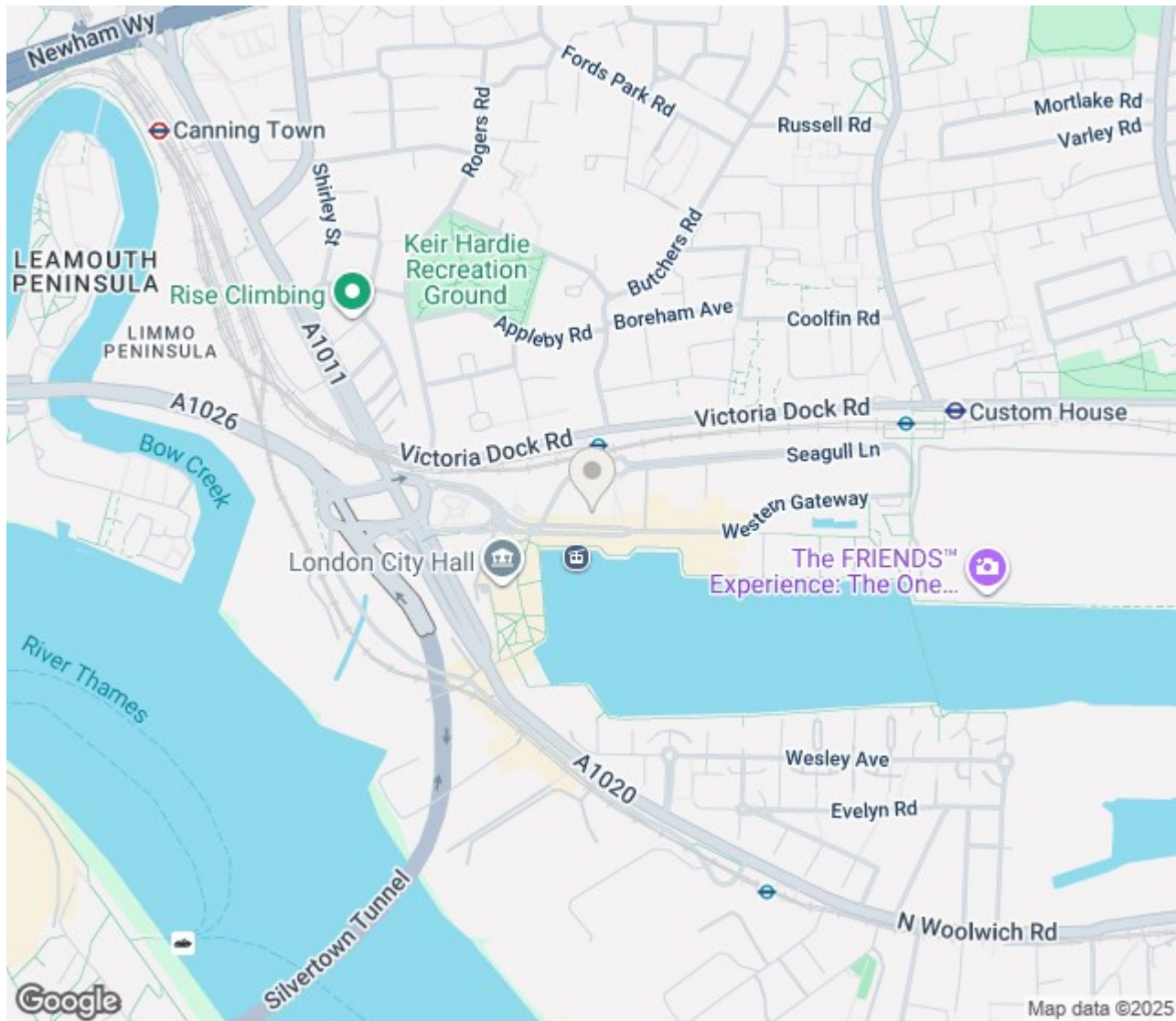
SECOND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 401 sq.ft. (37.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | plaistow@hunters.com



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

