



**Western Gateway, London E16 1BU**

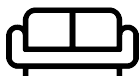
**Asking Price £290,000**  
**Leasehold**



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**HUNTERS<sup>®</sup>**  
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# Western Gateway, London E16 1BU

## DESCRIPTION

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

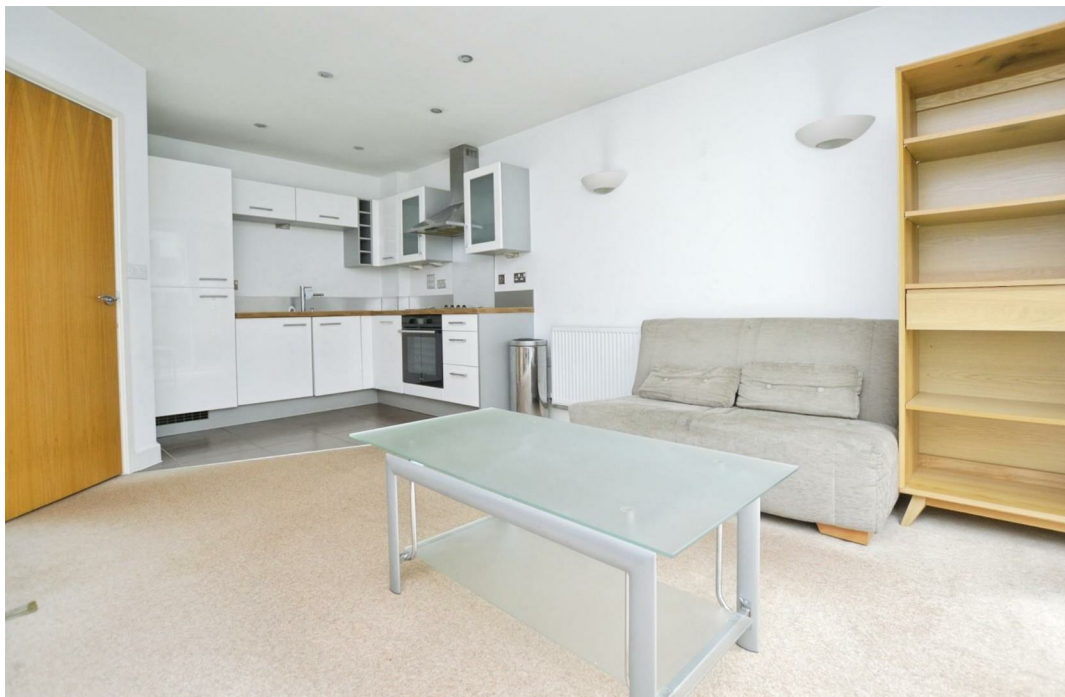
This charming one-bedroom apartment offers a delightful living experience. Spanning an impressive 452 square feet, this spacious second-floor apartment is perfect for those seeking a modern and convenient lifestyle. Built in 2007, the property is set within a secure concierge-controlled development,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

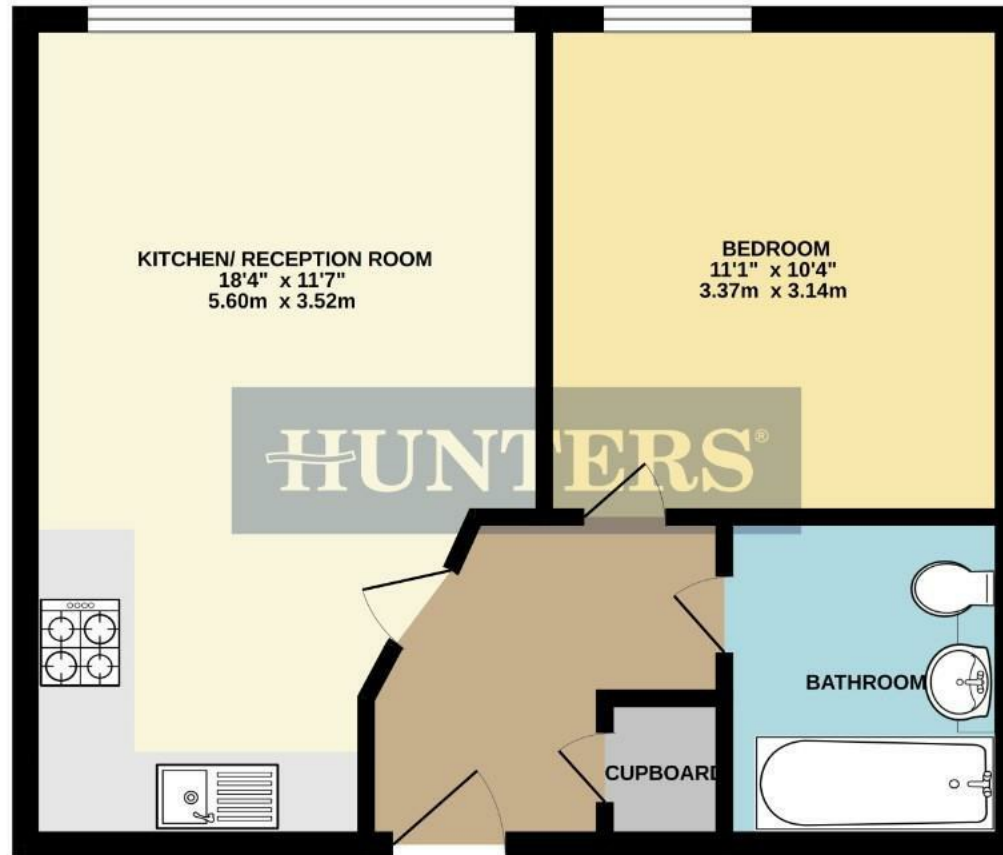
One of the standout features of this property is its prime location. Situated near the picturesque River Thames and the bustling docks, residents can enjoy scenic walks and a variety of local amenities in Silver Town. With no onward chain, this property presents a seamless opportunity for buyers looking 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.





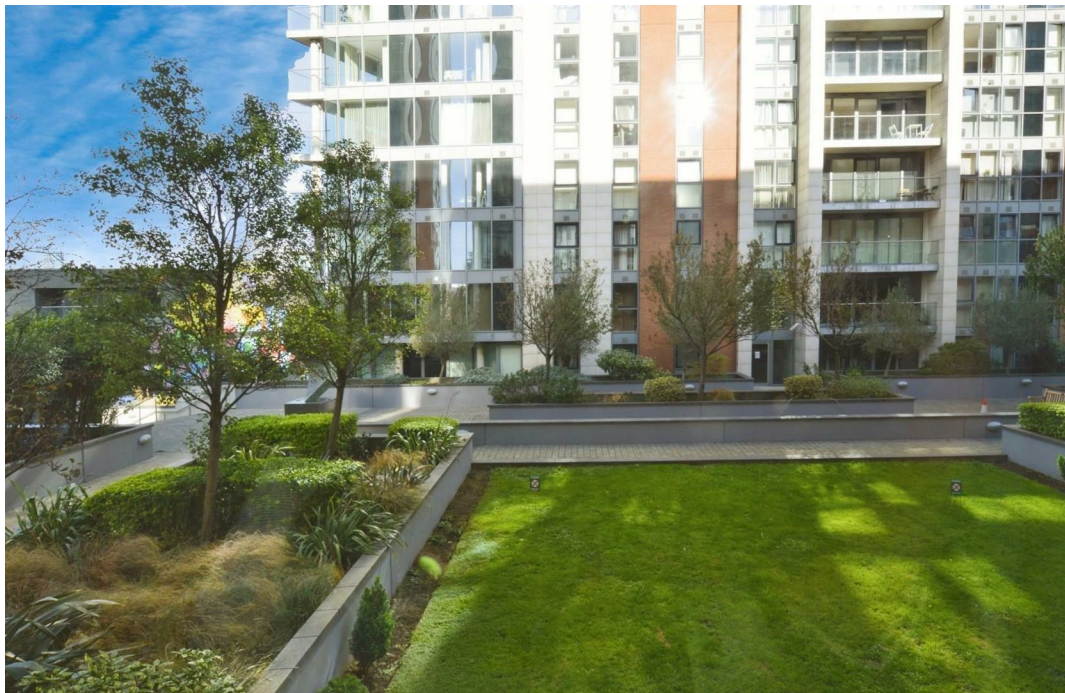
SECOND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



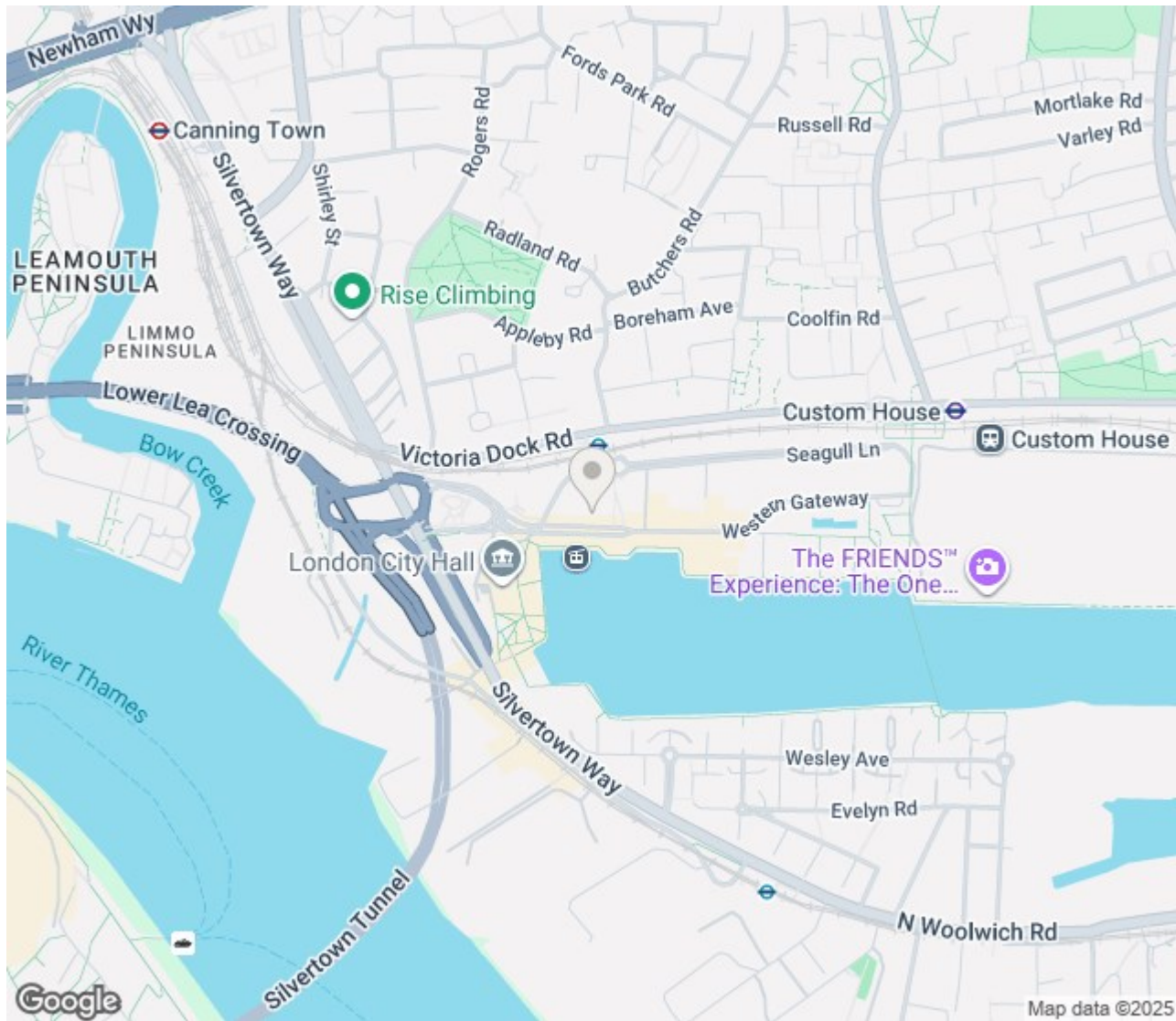
TOTAL FLOOR AREA: 401 sq.ft. (37.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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