

# Franklyn James



## 4 Western Gateway

, London, E16 1BA

Offers In The Region Of £325,000

No Onward Chain. This one-bedroom, one-bathroom apartment, located within a historic warehouse conversion in the Royal Docks, offers a perfect blend of modern living and historic charm. The property offers a spacious reception area adorned with natural light, wooden floors and neutral décor. The modern kitchen, equipped with fitted appliances, seamlessly integrates with the living space providing a perfect natural flow. The prestigious development benefits from a concierge service, lift access, secure bike storage, and a secure entry phone system whilst being within close proximity to the Custom House Elizabeth Line and DLR stations.

The development is walking distance to Elizabeth Line, DLR and the Jubilee Line, Emirates Cable Car service and providing swift access to the O2 and Canary Wharf where you will have a variety of trendy restaurants, coffee shops and bars close by along with a choice of supermarkets.

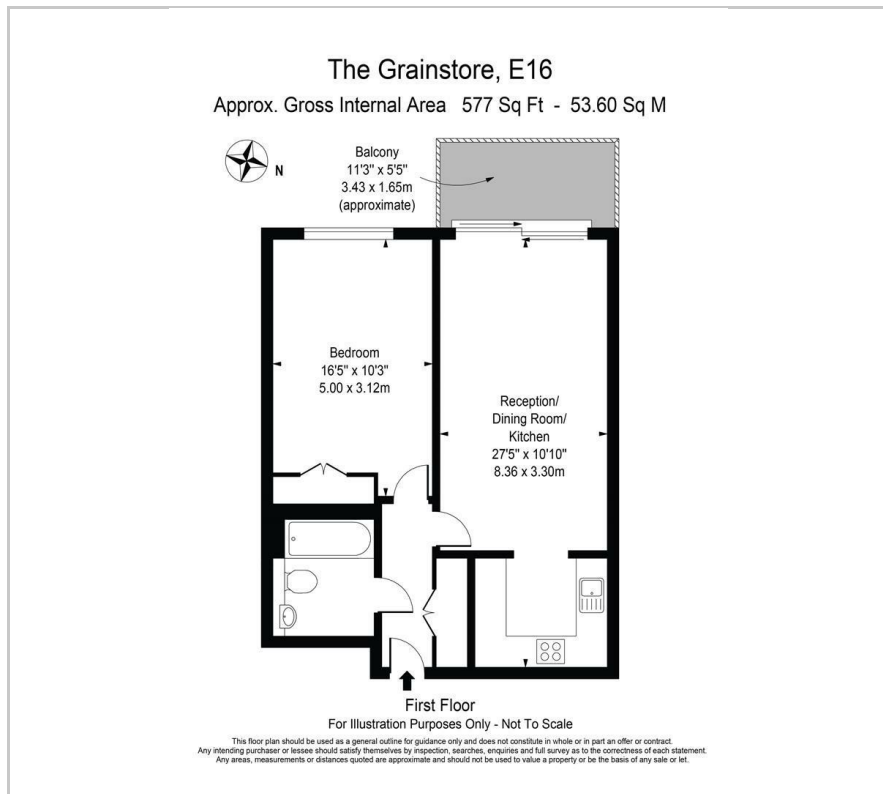
- No Onward Chain
- A short walk to Elizabeth Line and DLR
- Perfect for O2 & Canary Wharf
- Warehouse Conversion
- Immaculate condition throughout
- Ideal for first time buyers
- Private Balcony
- Concierge service

### Viewing

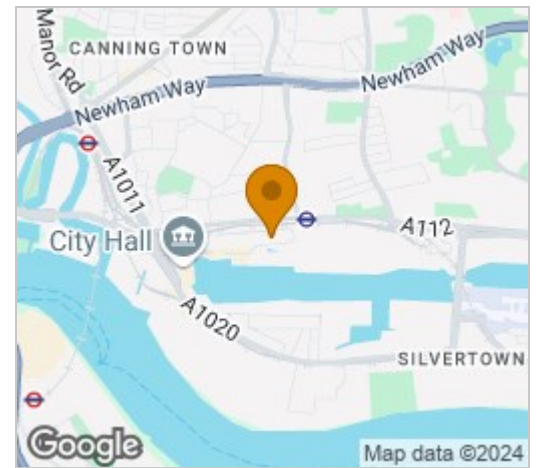
Please contact our Limehouse Sales Office on 02077911777 if you wish to arrange a viewing appointment for this property or require further information.



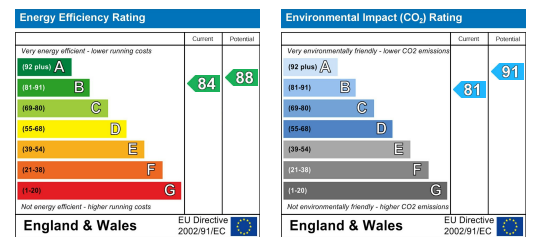
# Floor Plan



# Area Map



# Energy Efficiency Graph



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